

An aerial photograph of a large, modern villa complex. The main building is a two-story white structure with a prominent red-tiled roof and red window shutters. To the right of the building is a large, rectangular swimming pool with a light blue interior. Further to the right is a green artificial turf soccer field with white markings. In the foreground, there is a green lawn area with a small, decorative water feature. The entire property is enclosed by a low wall and surrounded by lush greenery and trees. A dark blue banner with a sun icon and the text 'Villa Giogya' is overlaid at the top. A yellow button with a white downward arrow is located at the bottom center.

 *Villa Giogya*



# Welcome to Villa Gioya

## **Northern Coast, Sardinia, Italy**

This traditional 5 bedroom luxury villa has been newly renovated in 2016 to the highest modern standards. Sitting in over an acre of private walled grounds, the villa is surrounded by extensive landscaped gardens with grape vines, apple, orange, lemon, lime and olive trees. Villa Gioya is located just minutes away from the warm Mediterranean sea and wonderful white sandy beach's.

Villa Gioya is a spacious holiday home, fully air conditioned, boasting 5 generous double bedrooms, 4 bathrooms, downstairs washroom w/c, three balconies and two large verandas. Comfortably sleeping ten, the extensive ground floor is open plan with a beautiful fully equipped traditional kitchen and an extensive lounge area.

Within the grounds, you have a large private swimming pool, a full-size floodlit tennis court and 5 a side football pitch, golf putting, table tennis, French bowls pitch, pool table, table football, darts and a children's play area. All the sports equipment you need is provided.





# Inside the villa

## Ground Floor

Entrance Hall – Welcoming space with stairway to first floor.

Living Room – Two 4 Seater white leather sofa's, Two Single seater white leather chairs, coffee table, Digital Smart TV and Xbox 360.

Washroom – Large wash basin and W/C.

Utility Room – Washing machine, Tumble dryer, Iron, Vacuum cleaner and various cleaning items.



## Ground Floor

Kitchen – Gas Hob, Oven, Microwave, Refrigerator, Dishwasher, Coffee machine, Kettle and Toaster, Dishes and Utensils.

Double Bedroom – Double bed with wardrobes and beautiful ensuite.



## Technology

LG SMART TV – Connected to a satellite dish. There are various satellites to connect to plus SMART services – we have it currently set to the local channels satellite.

TV also connected to broadband Internet, so additional content available via [www.catchupTV.com](http://www.catchupTV.com), Netflix, YouTube and more.

XBox 360 – This device doubles up as the DVD player for the TV with two controllers and a selection of games to play. DVD's are stored in the draws or on the shelves.

WiFi – Wireless Internet is provided via a LAN based router with unlimited data usage. Outdoor WiFi access around the pool and most of the garden areas,

The WiFi password can be found on the router.





## Audio

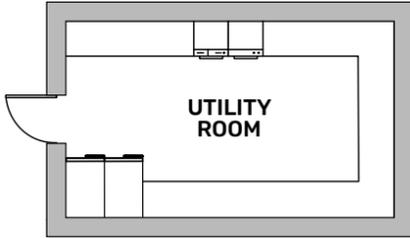
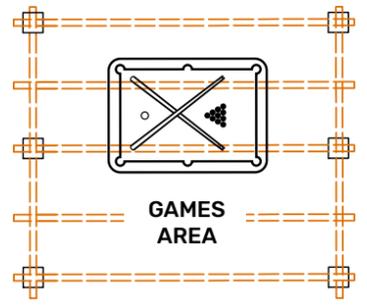
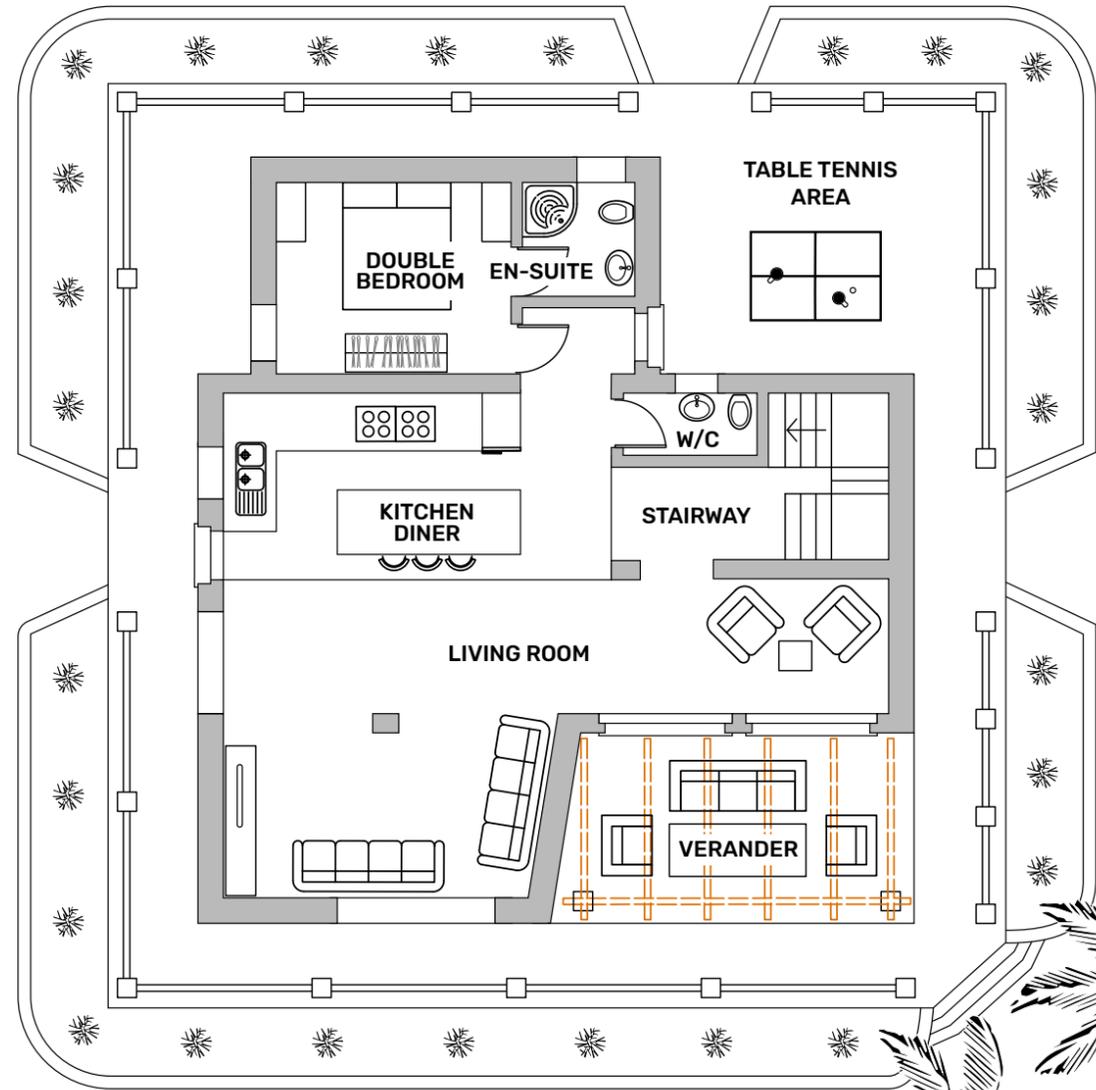
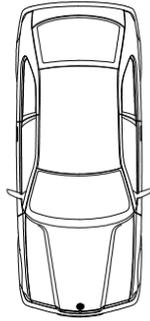
In the villa is a blue tooth portable speaker, which lasts for 12 hours on a single charge. Whilst its size is small, the sound quality is great. We play radio stations from home using smart phone applications from BBC Radio, streamed via the broadband Internet at the property.

You can also play music or other content from iTunes or your personal library.

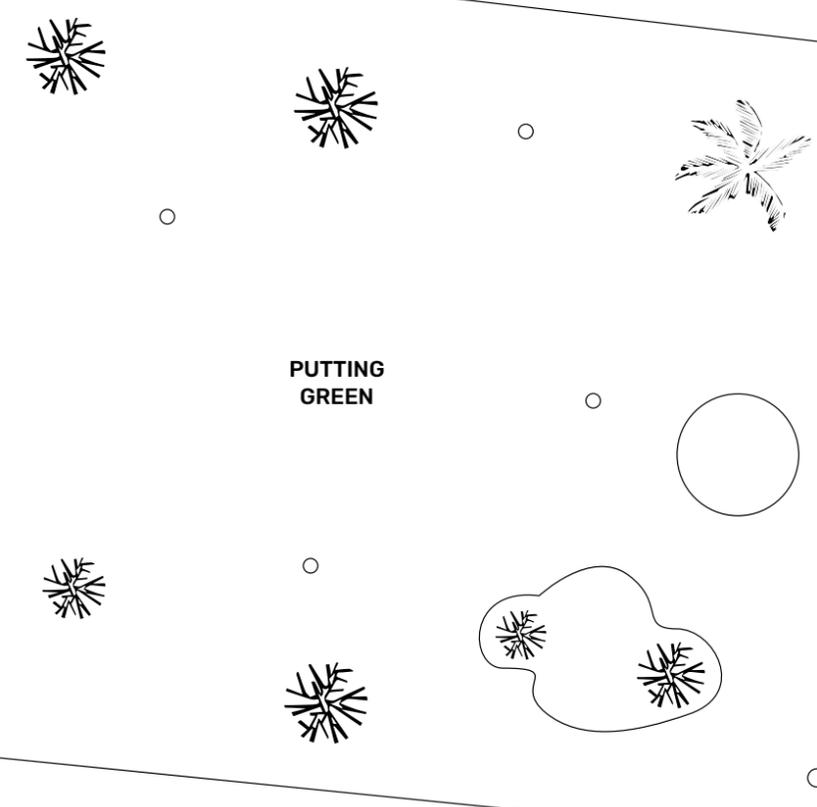


# Floorplan

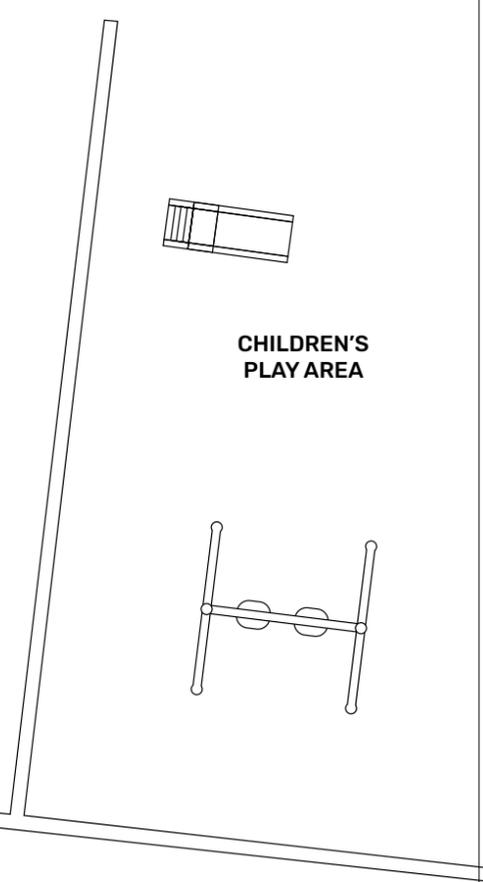
## Ground Floor



PUTTING GREEN



CHILDREN'S PLAY AREA



## First Floor

Master Bedroom – King sized double be with en-suite and a balcony overlooking the pool.

Twin Bedroom – Two single beds.

Twin Bedroom – Two single beds.

Balcony – Access to the balcony from the Master bedroom and the two Twin bedrooms





## First Floor

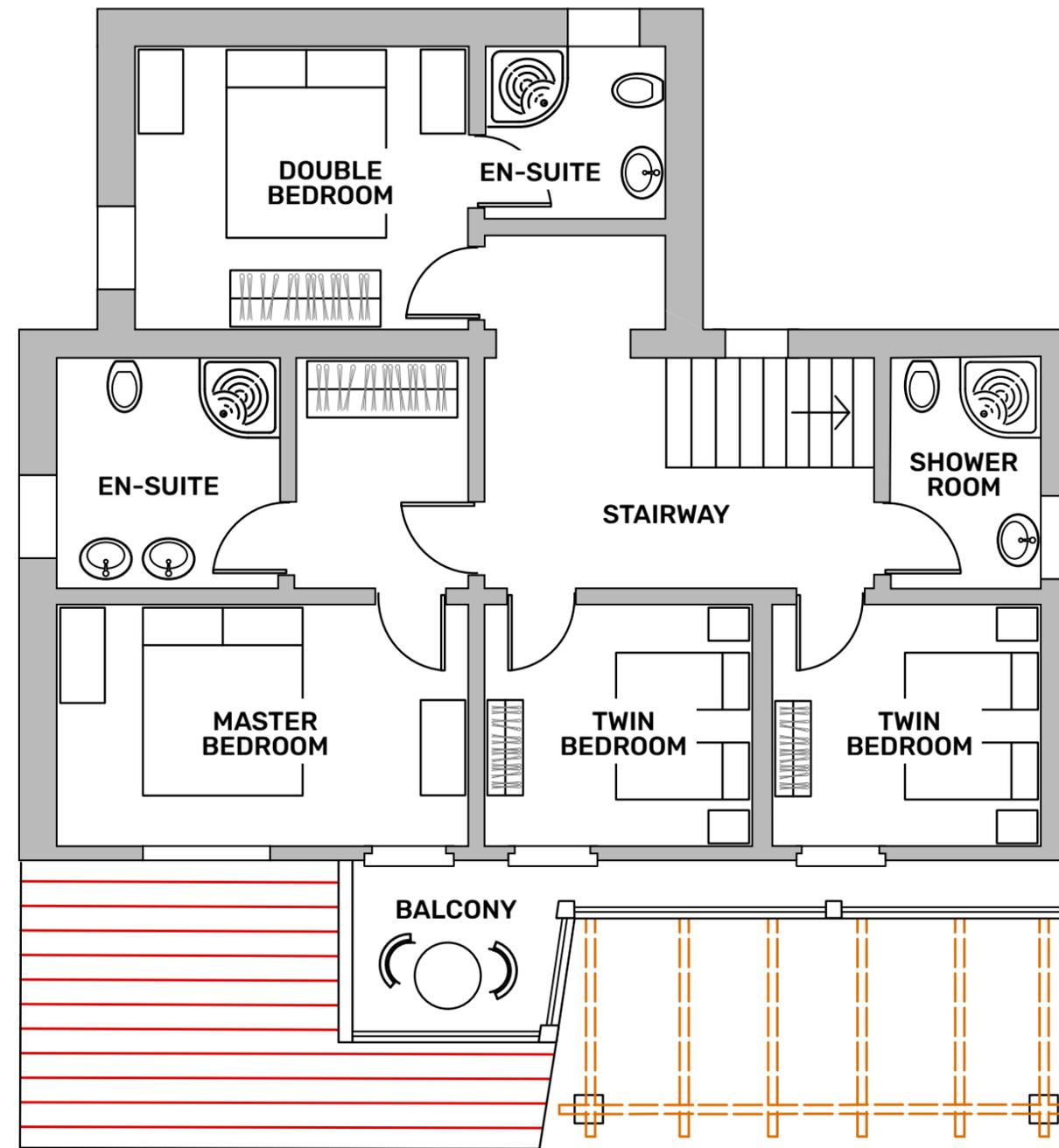
Double Bedroom – King sized double bed with en-suite

Shower Room – Shower, Toilet and Wash basin



# Floorplan

## First Floor





# Outside the villa

## **Outdoor Living Area**

Main Veranda – 40sq m tiled veranda terrace with solid wooden canopy, dining table and benches that will easily seat 10 guests.

BBQ Grill Area – a large top of the range BBQ grill with a separate gas ring burner and a separate gas hob, Outdoor fridge for drinks and an outdoor sink. This area is perfect to prepare and cook breakfast, lunch or dinner during the summer months, overlooking pool and sports area.



## Swimming Pool

The pool is a good size and goes from 1.2 meter to 2 meters deep. This means you can swim full lengths without knocking your feet.

There are steps one end, which can be used by younger children to paddle.

No child or teenager should be left alone in or by the pool at anytime, not even for one minute. Always ensure a second person is there on hand at all times. This is just basic safety, which should be enforced around any water areas as its really important to do so.

For younger children swimming arm bands and wet suite tops are great for keeping the sun off whilst in the pool.

There are plenty of high quality sun beds and seating around the pool. Shade is provided under the main veranda and the pergola situated at the side of the pool .

There is also an outdoor shower, which is to be used for hygiene prior to using the pool - this is situated next to the outdoor kitchen.





## Sports & Games Area

The sports area is designed as a multi-function area. All equipment needed is stored in a large watertight container situated in the far right hand corner in front of the Pool and Table tennis table.

The Putting area has nine holes and is a single par course. (This means you have one shot per hole)- its more exciting than you think- the record to date on the nine holes is 15 shots.

The Tennis court is in front of the outdoor kitchen. By the side of the tennis court is a French bowls pitch. All equipment is provided.

The posts can also be removed completely for a large game of football as goal's are provided. Two footballs and ball pump are in the container.

Under the sports veranda there is a Pool table, a Table tennis table, table football and a dartboard. Please be careful with the darts and young children.





## The Gardens

Between the swimming pool and sports area is a long path that is covered with Grape Vines. The grapes are harvested and fermented to wine locally.

There is also an Orchard at the end of the walkway where you may pick a variety of fruits as well as gorgeous Lemon & Limes. You will notice all fruit and vegetables grow much bigger in Sardinia due to the soil, water and intensity of the Sun, they also taste much better.

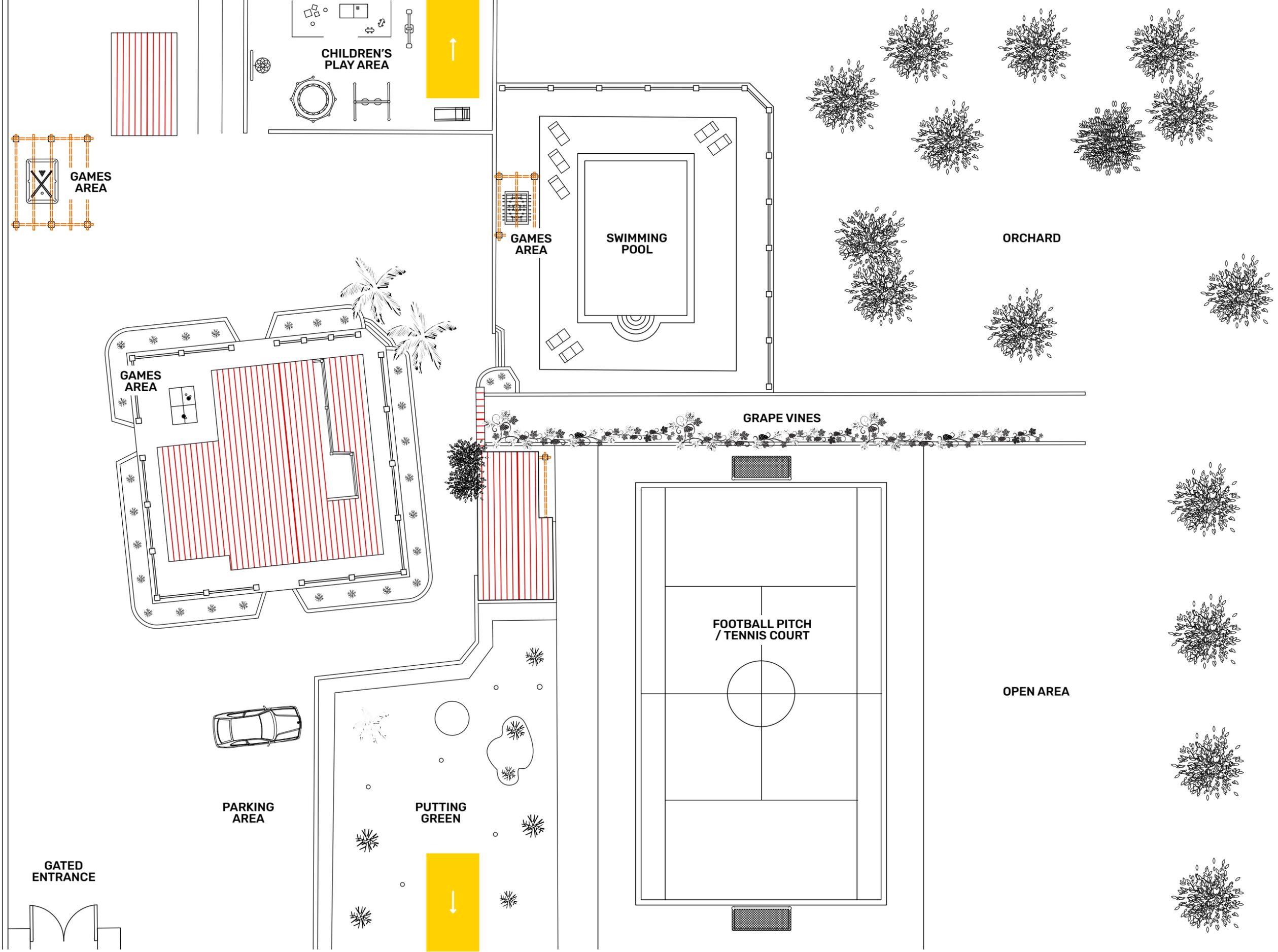
In the Supermarkets, you will notice little comes in packets and most produce like fruit and vegetables do not last more than two or three days. That's because they are local, natural and fresh.

This is a good thing as it tells you they are not covered in harmful chemicals or preservatives which cause so many health issues.



# Floorplan

## Outdoors





# Villa services

## **Villa Caretakers**

Rhondda and Giovanni Live in Sorso, 10 minutes drive from Villa Della Felicita.

Sorso is an authentic Italian town where Giovanni was born. Rhondda is English, married to Giovanni and speaks fluent Italian.

They will greet you upon your arrival to show you around the villa and provide any support you need during your stay.

If you would like any additional services during your stay or if you have any service requests please contact Rhondda directly:

Telephone: 00 39 340 8252406

Email: [rhondda@tiscali.it](mailto:rhondda@tiscali.it)

## **Chef service**

A traditional Sardinian Lunch or Dinner (several courses) can be prepared by a local cook, eaten on the large table under the main veranda. This is a very nice way to start your holiday or to celebrate any special days.

Just sit back, drink wine and enjoy good local Sardinian food. Menu options are totally flexible and can be priced to suit all budgets.

## **Maid service**

A maid service is available on request on all days or days of your choice. Cleaners will attend the pool and property once a week for a full top to bottom clean regardless of the maid option.





# Local Food & Shopping

## **Supermarkets**

The nearest supermarkets are in Sorso town (1 km)  
Conad, Billa, Eurospin, SISA

## **Shopping Malls**

The nearest large shopping malls are in Sassari (10-15 minutes away): Centro Commerciale Auchan – Viale Porto Torres, 07100 Sassari – worth a visit.

Galleria Tanit – Via Caniga, 1, 07100 Sassari

## **Street Markets**

Handbags are very good at reasonable prices, do barter for these. There are also cheese, vegetable, butchers and fishmongers stalls along with many other wares.

Thursday morning – Porto Torres

Friday Morning – Sorso

# Wine in Sardinia

## Wine

Sardinia produces some great wines. Bottles can be pre-ordered and placed in the outside wine chiller for your arrival. Good Red and White wine can be purchased at the Cantina Di Sorso, just take any bottles (large plastic or glass water bottles) and have them filled for 1 or 2 Euro's.

## Vineyards

Sardinia produces some top notch wines in its interior. You may have heard of Cannonau and Vermentino but almost unknown off the island are a dozen indigenous varieties with names like Nuragas and Nasco. Vineyards that you may like to visit:

Vigne Surrau

Località Chilvagghja, 07021 Porto Cervo OT, Italy

Vigneti Zanatta

Via dello Spirito Santo, 07026 Olbia OT, Italy

Vigneti Piero Mancini

Strada Provinciale 14 Km 4, 07020 Luogosanto OT, Italy





# Restaurants in Sorso

## **Ristorante Pizzeria 'Chez Nous'**

This restaurant has been recommended on a previous stay in Sorso. We enjoyed a good evening meal here & the staff were all very friendly.

Address: Via Porto Torres 25, Sorso

## **Il Pescatore**

The seafood pasta was already excellent but the highlight was the red gurnard (capone) we chose from the catch-of-the-day plate, prepared al forno with potatoes, cherry tomatoes, olive oil and parsley.

Address: Localita Platamona Lido 1 Pettine, Sorso

## **Ristorante Pizzeria da Piero**

The restaurant was empty but the take away service was very busy! The waitress was very attentive, we ordered 2 pizzas and a mixed salad and a half carafe of red wine, which was all very good, big portions for €28!

Address: Mascagni,3, Sorso



# Restaurants in Castelsardo

## **Il Cormorano**

Il Cormorano restaurant was founded more than twenty years ago in 1981, and has carved out a place for itself as a leading light in both Sardinian and Italian haute cuisine.

The restaurant is near to the main square of Castelsardo, a medieval town sited on a rocky crag overlooking the sea. The terrace, which has a deliberate rustic simplicity, faces the road in the pedestrian zone of the old town. While you savour your meal you also enjoy hearing the locals speaking in their ancient Castilian dialect.

Address: Ristorante Il Cormorano, Via Colombo, Castelsardo

## **Il Cavalluccio**

The restaurant is located on the Punta Tramontana not far from Castelsardo and has always been a landmark for those who appreciate good food. This seafood restaurant offers a menu that changes daily depending on the catch and seasonal produce available locally.

Address: Ta Punta Tramontana, Castelsardo





# Local activities

## Fishing

Fishing trips at sea can be organised from Castelsardo on a half or full-day basis.

## Yacht and Rib hire

There are a number of options available from the harbour at Castlesardo ranging from large sailing Yachts through to the smaller single engines Rib craft using for diving and fishing.

Tecnomarine Di Bellenfant Valerie Florence  
Via dei Mille, 33, 07031 Castelsardo SS, Italy

## Diving

Diving trips at sea can be organised from Castelsardo on a half-day or full day basis. For those with PADI qualification, Diving lessons can also be arranged at:

A.S.D. Batrakos Diving - Castelsardo. Corso Italia, 64, 07031 Castelsardo SS, Italy.





## Stintino

Stintino (isthintinu in Sardinian) is a small village in north-west coast of Sardinia. Founded in 1885, was inhabited by fishing families coming from island of Asinara, now has about 1600 inhabitants

The beaches of Stintino, are wonderful: white beaches overlooking an incredible clear and transparent water, and surrounded by Mediterranean scrub. The most important and popular is the Pelosa beach, turquoise water is always calm and clear. This beach is located in front of the island of Asinara.

A little further are the Saline, fine sand and blue sea, and if you proceed a little further, you will meet Ezzi Mannu, a beach formed by pebbles and surrounded by dunes covered with vegetation. If you're looking for a place less crowded you can get to the Tamarisk (Tamerici) Beach, a natural environment in the countryside.



## Cala Gonone

Take a boat tour to Cala Luna, Grotta del Bue Marino, Cala Mariolu, Cala Goloritzè at the local harbour. Rent a boat to explore the Bay of Orosei on your own. Boat hire is available for about €80 for a day + gas. Visit Gennargentu National Park. Rock Climbing.

It was a small fishing village prior to becoming a famous tourist destination because of its beautiful beaches.

Cala Gonone has a nice beachwalk with plenty of small restaurants and bistros where you can order some delicious cocktails. Try the genuine napoli pizza with its thin and crusty dough. If you like pizza, you will fall in love with Cala Gonone.



## Capo Testa

Taking a hike along the rugged granite coast is akin to staring at the clouds and defining their changing shapes. Some people see a shark's mouth or a mushroom, while others might see human face smoothed out by nature's forces.

For thousands of years, the powerful wind over the Mediterranean has shaped Capo Testa. Rocks have smoothed from the sea breeze, and some have even curled and contorted into formation.

As the closest Sardinian shore to Rome. The modified shoreline still attracts many visitors for a hike or picnic on the Mediterranean. The rocky coast is also ideal for swimming, drawing many tourists to the calm and blue-green pools formed around Capo Testa.



## Carloforte

Carloforte is a lively and picturesque comune located directly on the sea with a nice esplanade, narrow roads and a central main place. There are a lot of shops and restaurants and the cuisine of Carloforte is very tasty and a type of Mediterranean cross-over. Carloforte has many traditions but its wine and food continues to gain importance especially thanks to the two festivals which have recently been promoted by the local council.

Carloforte's main point of interest is the coastline. The littoral area alternates sandy beaches, like La Bobba or Guidi, with charming rocky bays, like Cala Fico, whose fish-filled waters leave any divers plunging into these depths, completely awestruck. A few metres along the coast from the "Le Colonne" cliffs, two stack formations, around 16 m high, rise out of the water, now protected as a natural monument.



## Castelsardo

Castelsardo is a picturesque historic town on the northern coast of Sardinia. The old town, fortified with a castle, is an interesting and atmospheric place to visit, and Castelsardo's position makes it a good stop on a tour between western Sardinia and the islands and resorts of the east.

After touring the castle, it is well worth exploring the lanes and alleys down the slopes of the medieval citadel. Restaurants and cafes have tables set up among the stairways and doorways, there are a few tourist and handicraft shops.

Below the castle, descending through the lanes to the left, alongside the town wall, are two churches which shouldn't be missed on a tour of Castelsardo.



## Cagliari's Old Town

An ancient city with a long history, Cagliari has seen the rule of several civilizations.

Under the buildings of the modern city there is a continuous stratification of human settlements of about five thousand years, from the Neolithic to today. There are some domus de janas, very damaged by cave activity, a large Carthaginian era necropolis, a Roman era amphitheater, a Byzantine basilica, two Pisan-era towers and a strong system of fortification that made the town the core of the Spanish Habsburg imperial power in the western Mediterranean sea.

Its natural resources have always been its sheltered harbor, the oft-powerfully fortified hill of Monti Castru, the modern Casteddu, the salt from its lagoons, and, from inland, the Campidanian plain wheat and the Iglesiente mines.



## Alghero

Alghero is recognised as the most Italianesque of the holiday resorts in Sardinia with its old walled town on the sea front containing a labyrinthic network of narrow lanes, most of which are free from vehicles. These play host to numerous hotels, bars, cafes and restaurants that preserve Alghero's reputation for excellent seafood.

To the north of the marina is the fine sandy beach of Alghero which provides good bathing opportunities just a short stroll from the historic centre.

Visitors to the city will find that the area around Alghero provides plenty of opportunities for day trips and the best known of these is undoubtedly the cave complex of Grotta di Nettuno (Neptune's Grotto)

## La Maddalena

La Maddalena is the name of the principal island of an archipelago off the north-eastern tip of Sardinia. The archipelago is also known as La Maddalena, and consists of over sixty islands, islets and rocks.

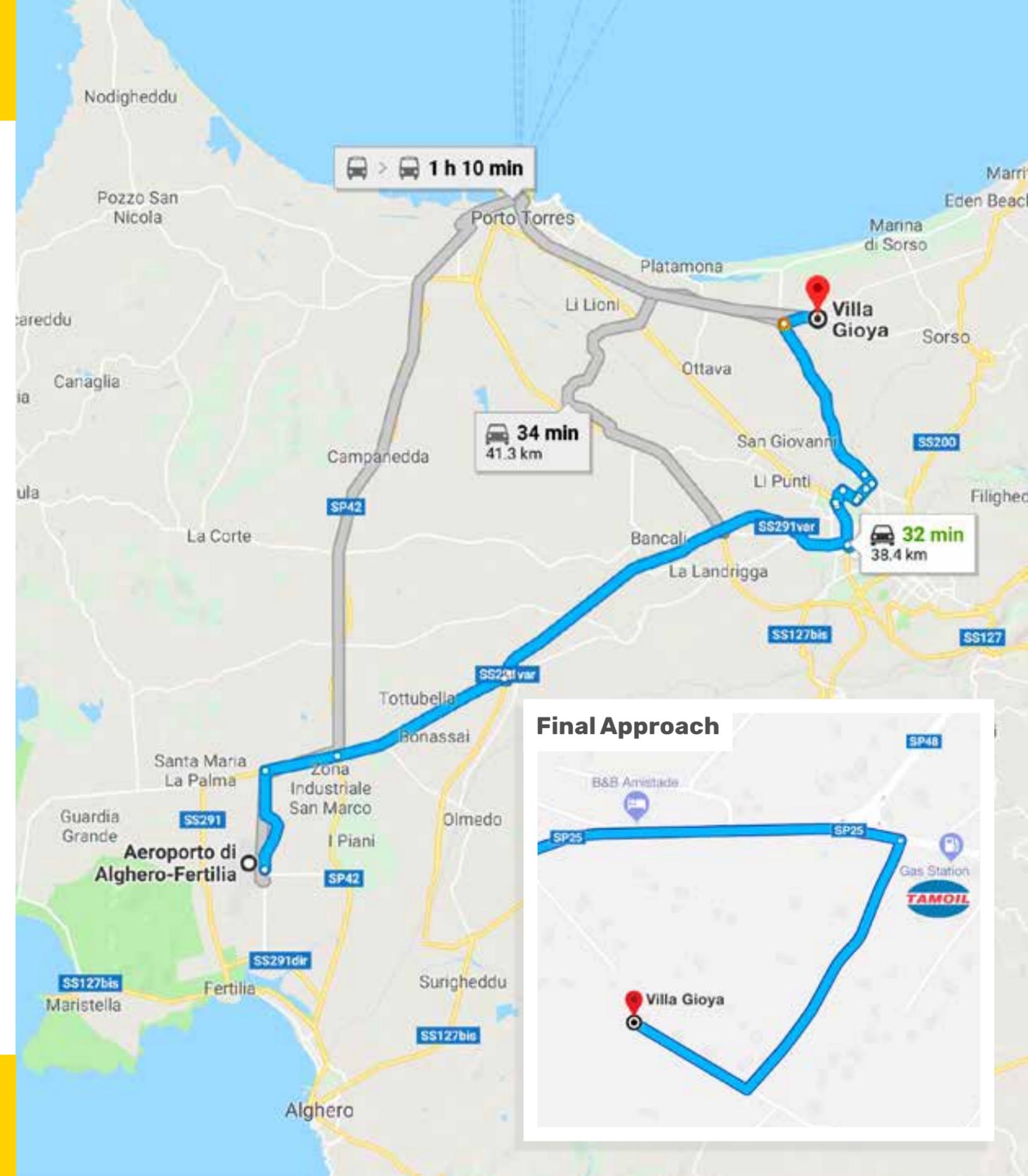
For most visitors, the principal attraction of the islands is their coastline. A good number of lovely, unspoiled beaches dot the shores of La Maddalena, Caprera and the other islands. Several very attractive beaches are easily accessible by bus - if you are having trouble deciding where to go, local advice will be very helpful. Some beaches have seasonal cafe-bars; most have no facilities, just sand, rock and enticing sea.

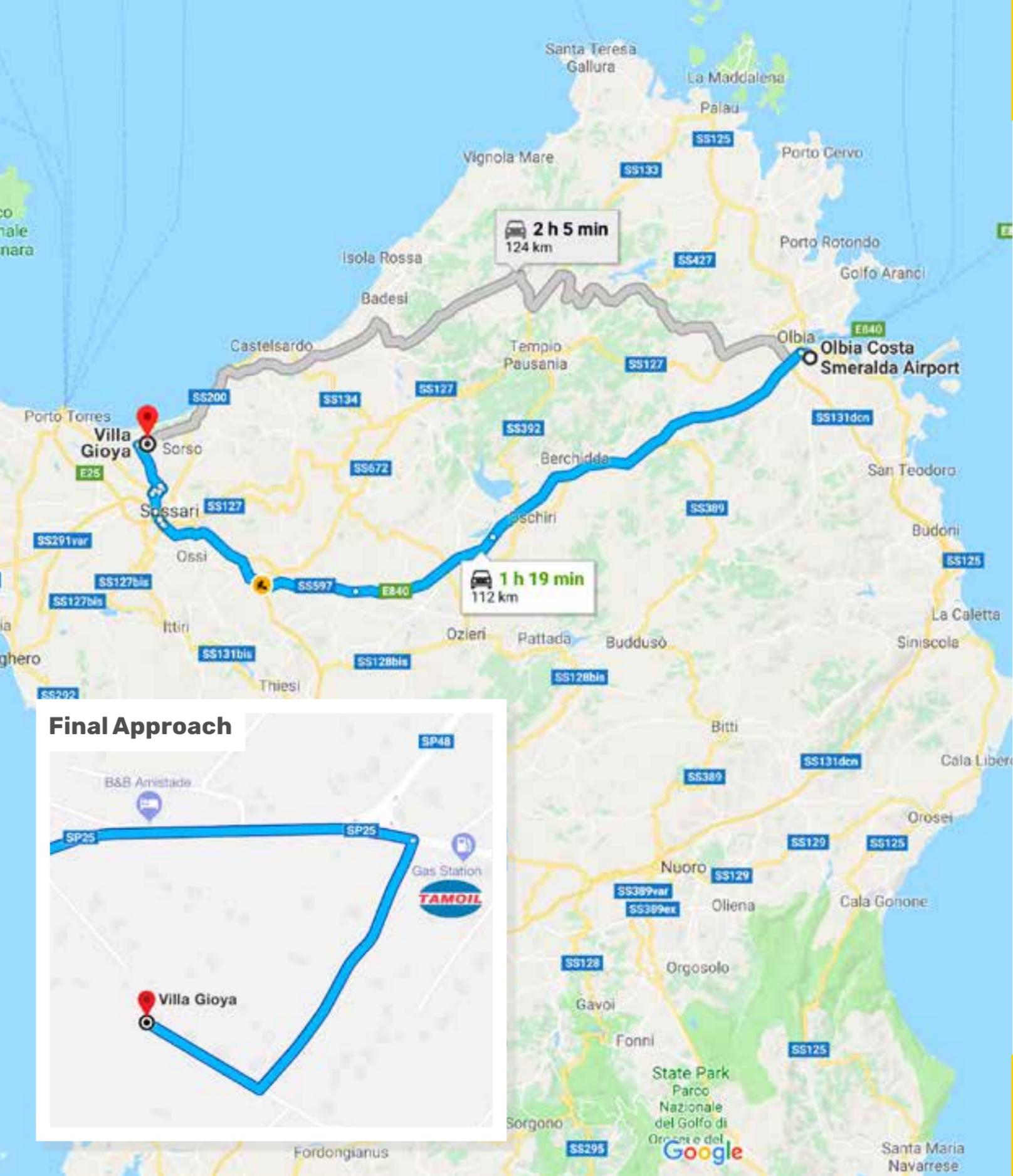


# Travel directions

## Directions from Alghero Airport

1. Follow Strada Provinciale 44/ SP44 to Strada Statale 291 della Nurra/SS291
2. Head southwest
3. At the roundabout, take the 3rd exit
4. Turn left onto Strada Provinciale 44/SP44
5. Follow Strada Statale 291 della Nurra/SS291 to Via Predda Niedda in Sassari
6. Turn right onto Strada Statale 291 della Nurra/SS291. Go through 1 roundabout
7. Take the ramp to SS291
8. Slight left to merge onto SS291
9. Drive along Viale Sicilia
10. Continue onto Via Predda Niedda. Go through 2 roundabouts
11. Turn left onto Via San Paolo
12. Continue onto Corso Trinità
13. Turn left onto Via Aurelio Saffi
14. Turn left onto Viale Sicilia
15. Turn left onto Corso Giovanni Pascoli
16. Take SS200 to SP25
17. At the roundabout, take the 2nd exit onto Via Luigi Pirandello. Go through 1 roundabout
18. At the roundabout, take the 2nd exit onto SS200
19. Drive to SP25 in Sorso
20. Turn left onto SP25
21. Continue straight to stay on SP25
22. Turn left to stay on SP25
23. Take the right turn just before the Gas Station Tamoil on your right
24. Continue to the end of the lane and turn right
25. Continue to the Gates of Villa Gioya.



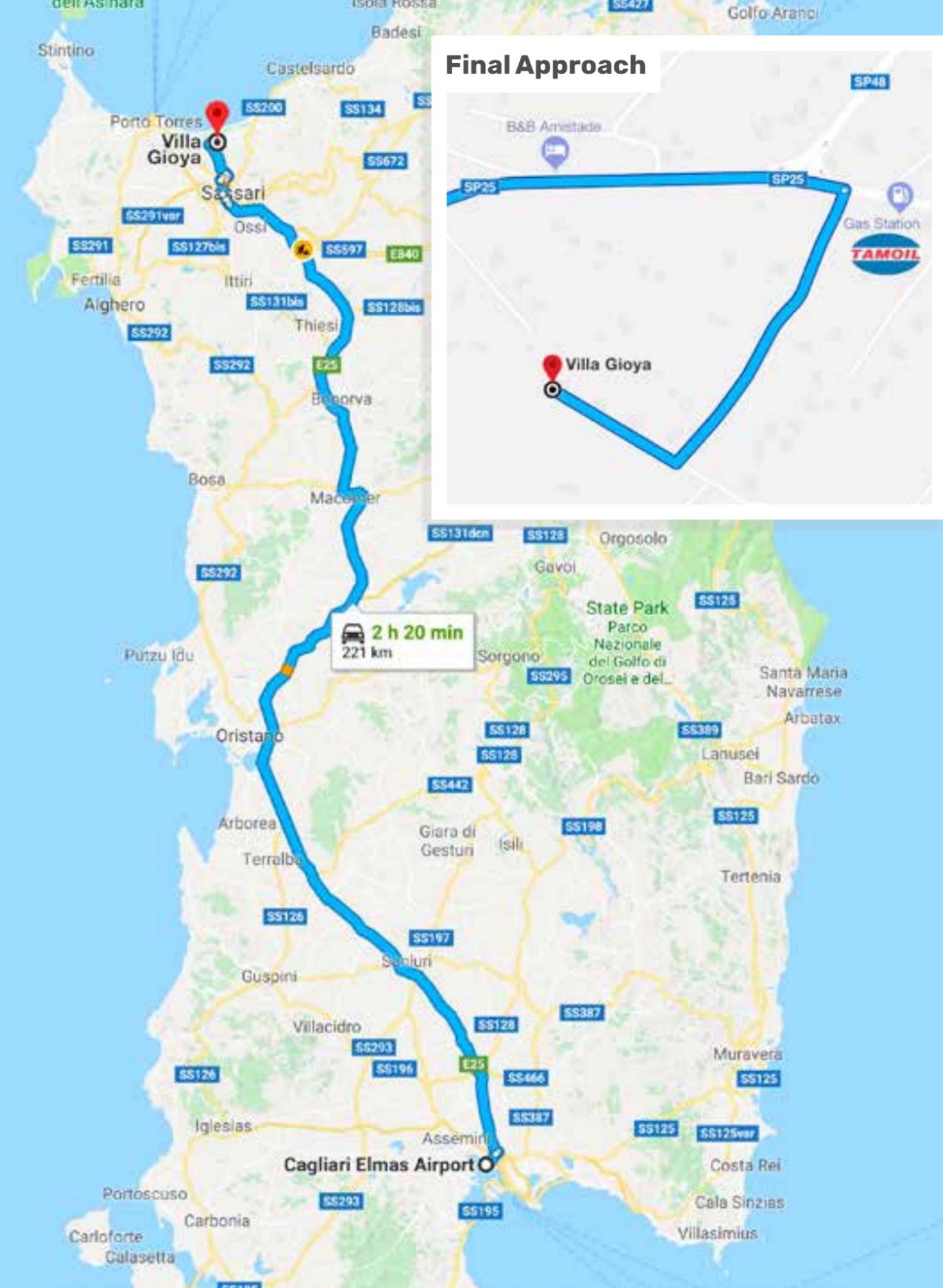


### Directions from Olbia Airport

1. Get on SS199 from Via Degli Astronaut and head northeast
2. At the roundabout, take the 2nd exit onto Via Degli Astronauti. Go through 1 roundabout
3. At the roundabout, take the 2nd exit onto Strada Statale 125 Orientale Sarda. Go through 1 roundabout
4. Take the ramp to Berchiddeddu/Loiri/Padru/Sassari/Olbia Centro
5. Keep left at the fork, follow signs for Sassari/Cagliari and merge onto SS199
6. Continue on SS199. Take SS597 to Circonvallazione Variante del Mascari in Sassari. Take the exit toward Sassari Centro/Ittiri from SS131
7. Merge onto SS199
8. Continue onto SS597
9. Keep right at the fork, follow signs for Sassari/Porto Torres/Alghero and merge onto SS131
10. Take the exit toward Sassari Centro/Ittiri
11. Take Viale Papa Giovanni Paolo II, Viale Sicilia, Via Luigi Pirandello and SS200 to SP25 in Sorso
12. Merge onto Circonvallazione Variante del Mascari
13. Take the ramp to Ittiri/Usini/Uri/Sassari
14. Keep right at the fork, follow signs for Sassari and merge onto Viale Papa Giovanni Paolo II
15. At the roundabout, take the 2nd exit onto Via dei Gremi
16. Keep right to stay on Via dei Gremi
17. Turn right toward Corso Francesco Vico
18. Sharp left onto Corso Francesco Vico
19. Continue onto Via Aurelio Saffi
20. Turn left onto Viale Sicilia
21. Turn left onto Corso Giovanni Pascoli
22. At the roundabout, take the 2nd exit onto Via Luigi Pirandello. Go through 1 roundabout
23. At the roundabout, take the 2nd exit onto SS200
24. Turn left onto SP25
25. Continue straight to stay on SP25
26. Turn left to stay on SP25
27. Take the right turn just before the Gas Station Tamoil on your right
28. Continue to the end of the lane and turn right
29. Continue to the Gates of Villa Gioya.

## Directions from Cagliari Airport

1. Get onto SS131 from SS391, Via Igola and Via Giua
2. Head south toward Via dei Trasvolatori
3. Exit the roundabout onto SS391
4. Continue onto Via Igola
5. At the roundabout, take the 2nd exit onto Via Giua
6. Merge onto SS131 via the ramp to Sassari/Nuoro/Oristano/Olbia
7. Follow SS131 to Circonvallazione Variante del Mascari in Sassari. Take the exit toward Sassari Centro/Ittiri from SS131
8. Merge onto SS131
9. Turn right to stay on SS131
10. Keep left to stay on SS131
11. Take the exit toward Sassari Centro/Ittiri
12. Take Viale Papa Giovanni Paolo II, Viale Sicilia, Via Luigi Pirandello and SS200 to SP25 in Sorso
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## Vehicle Hire

It is the Law that Headlights should be on through the day even though you see other cars without them on.

Always ensure you take the same credit card with you that you booked your hire car with, otherwise you may have problems getting your car. They will also block an amount on your card to cover possible damage, this is canceled when you return the car. I have never had a problem and they all seem to work in this way.

A good money saving tip is to take out fully comprehensive hire car insurance, Online, before you go. All of them try to up sell you at the counter and I would recommend you do need the additional insurance. Online before you go its 20-30 euro, at the desk its 140 euro plus per week. You obviously don't need their's if you have your own. Before you do any of this check with your credit card company as some of them provide this insurance free if you book with their card.

Driving is not difficult as there is not much traffic and not that many roads. I use Google maps on my smart phone for navigation.

## Holiday Insurance

We advise all clients to take out travel insurance for their trip as soon as you book. It does not cost much and provides security on your booking for canceled flights, sickness, payments made and medical care abroad should you need it. The health facilities in Sardinia are excellent.





# Address & Contact Details

## Address

Villa Gioya  
20 Badda Fulstigiuu  
Sorso  
Province of Sassari  
Sardinia  
07037

## Contact

Sardinia - Rhondda & Giovanni  
Mob: +39 3408 252406  
Tel: +39079 352138  
Email: rhondda@tiscali.it

## Keys / Villa Access / Greeting

You will be greeted at the villa by Rhondda & Giovanni and shown around, you will also be given the villa keys for the duration of your stay.



Please be sure to phone/text or email ahead upon your landing at the airport to allow time for Rhondda & Giovanni to prepare for your arrival at the villa.

## Peace Of Mind

In case of an emergency you have the option of calling Rhondda & Giovanni, whatever time of day or night. Rhondda is fluent in English and Italian and will be able to assist with your emergency far quicker than maybe doing it yourself.

If you do have any other health issues Rhondda can also help you with Doctors, Hospitals and Pharmacies.



