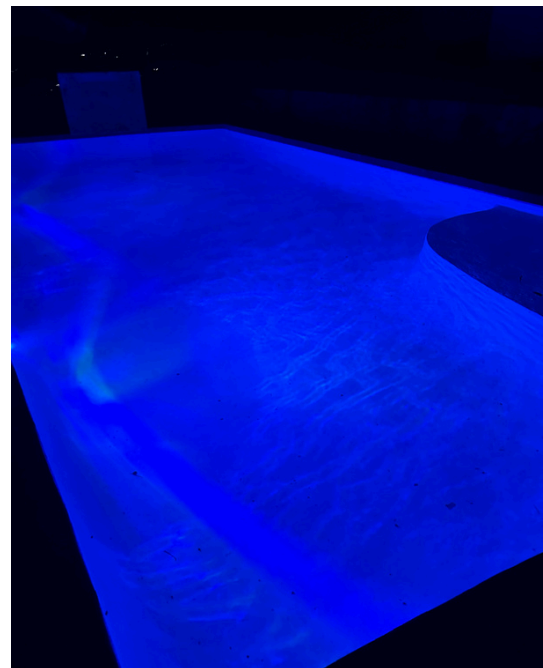




Bienvenidos!



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Welcome





Roberto

MEET YOUR HOST

About Me:

- Born in Boston, MA
- Of Puerto Rican & Guatemalan descent
- Avid Traveler. Including Paris, Spain, Colombia, Brazil, Panama, Aruba, Dominican Republic
- Fluent in English & Spanish
- Father of 2 beautiful children
- Began hosting on Airbnb in hopes of sharing Puerto Rico's hidden natural beauty

WELCOME!

Welcome!

DEAR GUEST

We'd like to extend a warm Caribbean welcome to you from La Villa Vista located in a small town known as Trujillo Alto in Carolina, Puerto Rico! We are delighted to host you at our beautiful villa overlooking the scenic mountain, city and ocean views of our island.

As you begin to settle in, be sure to step out on the balcony to take it all in as you listen to the sounds of our native frogs, the coqui and feel the fresh mountain breeze transport you to a place of peace and tranquility. Take in the pink skies at sunrise with local pastries and coffee on the patio.

All amenities like WiFi, pool, towels and toiletries are included and we're always available by phone if you have any questions or concerns. Please make yourself comfortable during your time here.

Know that you're just a few miles away from Puerto Rico's most iconic beaches, waterfalls, restaurants, and tropical rainforests. Whether you want to visit the local beaches by day or city restaurants and bars by night, Villa Vista will be "home" for the next few days.

Immerse yourself fully in the island life and culture and create lasting memories here! We hope our Airbnb becomes your Caribbean escape for you to enjoy with you and your loved ones.

Welcome to a piece of paradise! We are happy to share Villa Vista and the magic of Puerto Rico with you! Please make yourself at home.

Bienvenidos Familia,

Roberto Green Jr

ENJOY YOUR STAY

VILLA VISTA

I hope you fall in love with the scenic views of Puerto Rico that Villa Vista has to offer. The Villa of Views is a destination that I fell in love with at first sight and I hope you do too.

You are officially experiencing Puerto Rico as a local, with views that most tourists do not get to experience when visiting La Isla del Encanto "The Enchanted Island".

As you look out to the skyline you will see where the Atlantic Ocean meets the sky.



Sunrises and sunsets here are one of the most breathtaking views you will see.

Gazing at the horizon you will see over 6 cities including **San Juan, Isla Verde, Carolina, Loiza, Canovanas, and Rio Grande (from left to right)**. On your far right you will even begin to see **El Yunque National Forest**.

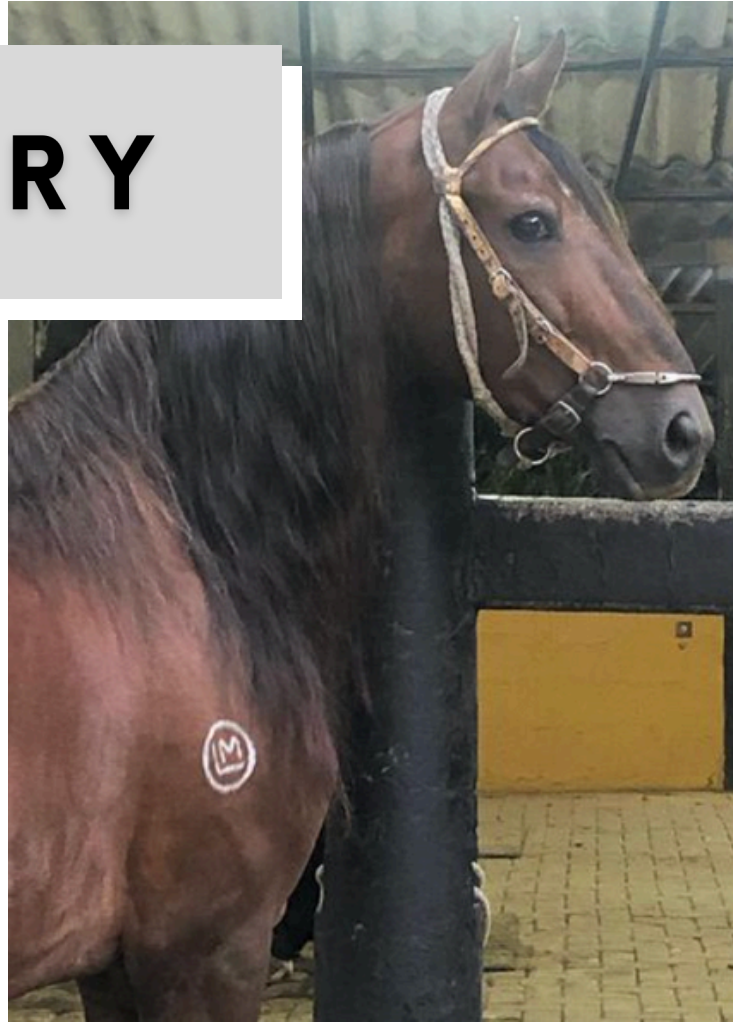
The **best view** by far however is on New Years Eve when dozens of cities fill the night sky with hundreds of fireworks!

Be sure to take plenty of photos for memories and be sure to tag us on Instagram **@villavista_pr** where we will repost your experiences for the world to see!

OUR HISTORY

Thank you for choosing Villa Vista in Carolina, Puerto Rico as your destination for your vacation. This property was discovered back in 2021 by a real estate entrepreneur and visionary by the name of Roberto Green who located this property on a Craigslist ad.

After much negotiations and relationship building with the original owner, Roberto was able to take over this abandoned property and fully renovate it to what you see it as today.



As you will note this property sits over 2 acres of land which was once a training ground for some of the most prestigious Paso Fino horses in Puerto Rico. This ranch would hold between 30-40 horses at a time with over 20 stables.

Prior owner, Fundador "Daddy" Diaz, who passed away 3 months after the sale of the property in 2023 was a well known horse trainer and businessman who raised and trained these horses for Paso Fino.

Paso Fino was a traditional style of riding horses developed in Puerto Rico in which the horses have a smooth, natural, four-beat, lateral gait. Highly popular on Puerto Rican ranches and farms, Paso Fino horses were prized for their soothing ride, agile speed, and ability to travel long distances comfortably over mountainous island terrain while still being suitable for ranch work and cattle handling.

Famous Puerto Rican boxer, Tito Trinidad, was also known to have purchased his horses from this ranch. Even the most expensive horse in the world, Joyero, who originated in Colombia would roam this land prior to partaking in competitions held in Puerto Rico.



ABOUT PUERTO RICO

Puerto Rico is a beautiful island in the northeastern Caribbean known for its stunning beaches, mountainous interior, and vibrant culture. You'll find yourself spoiled for choice when it comes to beaches like Flamenco Beach in Culebra and iconic surf towns like Rincón. The island's interior is extremely diverse, ranging from the towering karst hills in the north to the rugged Luquillo Mountains in El Yunque National Forest. The unique geography makes for endless adventures - from snorkeling the coral reefs in the south to hiking through misty cloud forests in the central peaks.

Yet it's the culture that truly gives Puerto Rico its energetic identity. Spend time wandering colorful colonial Old San Juan, enjoying nightlife along the beachfront boardwalks, and savoring flavors from traditional mofongo mash to local rums and tropical cuisine. Don't miss live salsa and reggaetón music pulsing through the streets. With such diversity packed into this relatively small island, it's no wonder Puerto Rico is affectionately called the "Island of Enchantment." Once you experience its vibrant culture blended seamlessly with breathtaking landscapes, you'll surely find yourself enchanted as well.



VILLA VISTA

Villa Vista

CAROLINA, PUERTO RICO

House Guide

Below are a few helpful tips and instructions on how to make your stay more comfortable and enjoyable!

AIR CONDITIONERS: To avoid air conditioners from shutting off make sure to **turn off air conditioners** upon leaving the home. **Do not leave them on all day** while you are away. Rooms will cool quickly once you return!

WI-FI CONNECTION:

NETWORK: CLARO-7623 **PASSWORD:** 4077889524

LAUNDRY: The laundry machines are for **STAFF USE ONLY**

TOILET: To avoid clogging of toilets, do not throw paper towels or feminine hygiene products into the toilet. Plumbers will charge \$100 to fix this issue which will have to be passed on to the guest

TOWELS: To avoid damaging towels, do not use the bath towels for the beach, makeup, or anything outside of drying yourself.

House Rules

A FRIENDLY REMINDER



NO SMOKING

Please do not smoke inside the Airbnb as we are trying to preserve a clean and safe environment



NO PARTIES

Although we do host private events there are no parties permitted in the Airbnb during your stay



NO PETS

We love animals however pets are currently not allowed in the Airbnb



QUIET TIME

Please respect our neighbors by keeping the noise down after 10pm



CLEAN ENVIRONMENT

Please dispose of **all trash** in available trash bins



ENJOY YOURSELF!

We hope you enjoy your stay. Thank you for leaving the place as you found it

THANK YOU FOR UNDERSTANDING

Pool Rules



- No running or rough play around the pool.
- No diving allowed
- Don't swim alone or go swimming without adult supervision.
- Children must be accompanied by an adult who can swim at all times.
- No glass bottles or breakable objects allowed in or near the pool.
- Don't swim if you have open wounds or sores.
- Absolutely no access without authorization if gates/fences are locked.
- Don't engage in dangerous play with items near water, like throwing balls aggressively near persons in the pool.
- Do not swim if you are under the influence of drugs or alcohol
- The pool's deepest end is 8ft deep
- There is no lifeguard on duty; swim at your own risk
- Host does not assume responsibility for injuries or death

Emergency Contacts

Note: Property is protected by 24/7 surveillance cameras and a gated territory



MEDICAL EMERGENCY

Doctors' Center Hospital San Fernando de la Carolina

T: +1-787-626-3322

A: 92JV+3J3, Trujillo Bajo, Carolina 00987, Puerto Rico



PHARMACY

Walgreens Pharmacy

T: 787-748-0013

A: Plaza Encantada Urb. Encantada Carr. Ste 2, Trujillo Alto, 00976, Puerto Rico



FIRE & POLICE

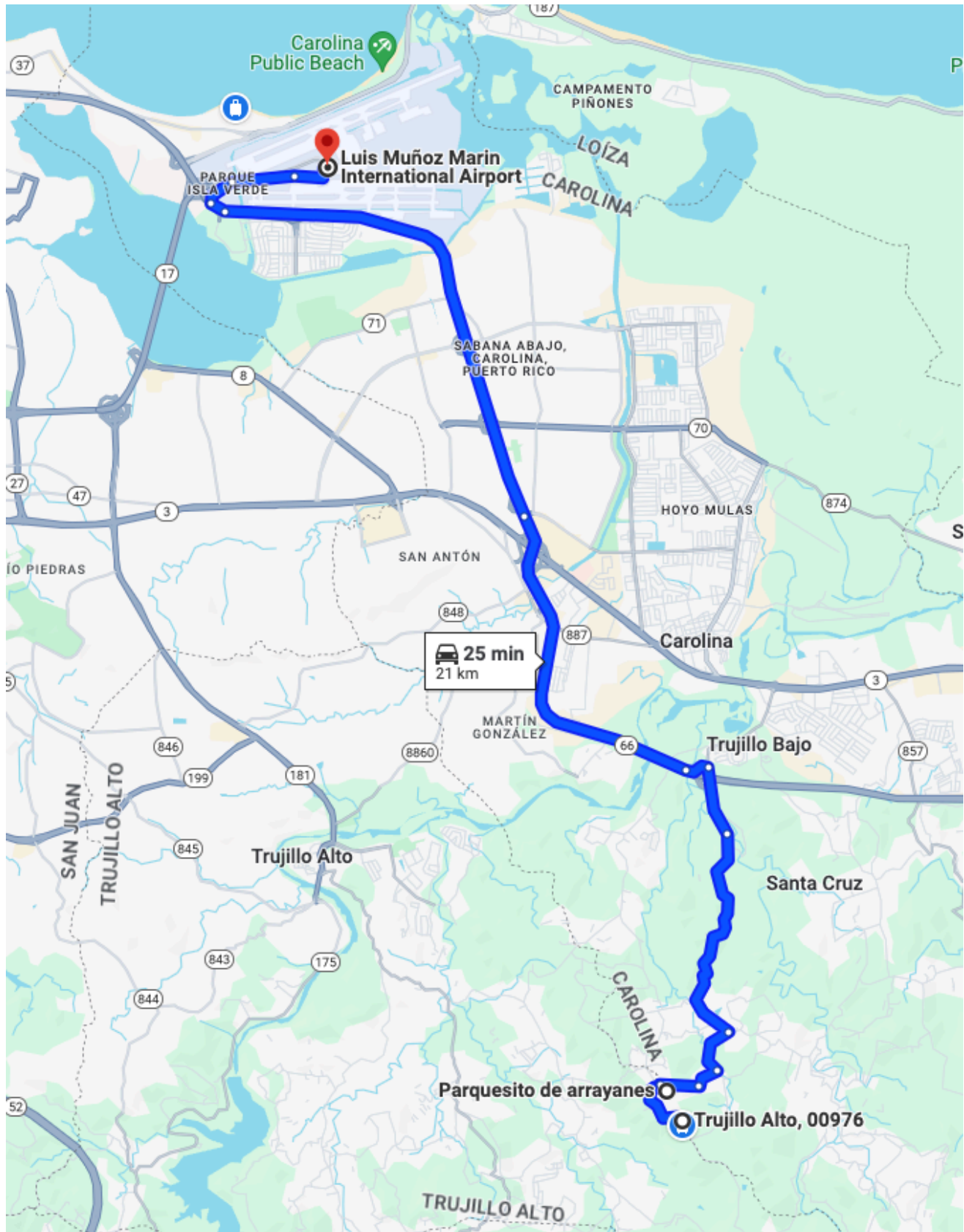
CALL 911 in case of emergencies



ROADSIDE

Contact your Car Rental Provider

MAP TO VILLA VISTA



MAP TO VILLA VISTA



To enter the Gate, the lockbox code will be provided to you separately along with the key codes to each unit

Driving Tips

TO VILLA VISTA

We have driven to and from the Villa dozens of times at this point and have come up with the below tips to give you the best experience possible!

- We recommend driving in **mid-sized sedans, SUVs, Jeeps, trucks or vans**
- **Take your time and enjoy** the views as you go up the hills
- **Drive on your far right side** as the streets are narrow and they are two-way
- **Use your high beams** at night if you feel it is too dark in certain areas
- **Drive slowly and precautiously** when it rains (10-15mph)
- **Do not drink and drive** (*this goes without saying*)



VILLA VISTA



VILLA VISTA

*Plan Your
Trip*

CAROLINA, PUERTO RICO

Getting around & PARKING

There are a variety of ways to get around the local town, including areas you can walk to, as well as public transport options such as Uber and scooters



AIRPORT

Please book your flight to the **Luis Muñoz Marín International Airport (SJU)** as it is the closest airport to the Villa (25min)

CAR RENTAL

Renting a reliable car will be required to gain access to the Villa as it is in an elevated area just 25min away from the city.

UBER

Uber is available on the island however do not depend on an Uber to arrive to the Villa.

You will need to rent a vehicle

SCOOTERS

Some local towns such as Old San Juan have access to electric scooters that you can rent per hour to enjoy scenic views of the city



VILLA VISTA

Here are some of the major car rental companies located near the **Luis Muñoz Marín International Airport (SJU)** in San Juan, Puerto Rico:

Avis - Has an office located in the airport terminal for convenient rentals when you land.

Budget - Also has a rental counter inside the SJU airport. Budget is known for competitive pricing.

Hertz - Major international company with a Puerto Rico rental branch situated right at the airport.

Enterprise - There are multiple Enterprise rental locations off-airport but close by in the Carolina area, about a 10 minute drive from the terminals. Provides free customer shuttle.

Sixt - Another large rental car provider with an outlet onsite at the airport terminal area. Known for luxury and sports vehicle offerings.

Thrifty, Dollar, Alamo - These popular rental car brands also have rental counters located right in the airport. Easy to pick up your vehicle quickly when you land in San Juan.

So in summary, you'll find all the major rental car companies available on location when you arrive at the main San Juan International Airport to start your travels around Puerto Rico.

CITY Places to Eat

BRUNCH



BISTRO CAFE

29 C. Júpiter, San Juan, Carolina 00913, Puerto Rico

Located in Isla Verde right off the main strip, Bistro Cafe is an intimate, breakfast and brunch cafe offering beautifully plated dishes and delectable baked goods in a cozy atmosphere decorated with local art.

Call: 787-603-5757

Instagram: [@bistrocaferest](https://www.instagram.com/bistrocaferest)

PANADERIA ESPAÑA

Centro Comercial, 1105 C. Marginal Villamar, Carolina, 00979, Puerto Rico

Specializing in Spanish baked goods since 1963, Panadera España is a beloved family-owned bakery and café found in the heart of Old San Juan, known for its freshly baked selections of sweets like quesitos and tres leches cake.

Call: 787-727-3860

Website: <http://www.laespaña.net/>



DULCESALADO

1853 Ave McLeary, San Juan, Puerto Rico

DulceSAlado is an acclaimed bakery and bistro with locations in San Juan, Guaynabo, and Bayamón, celebrated for Chef Wilo Benet's signature Puerto Rican fusion dishes like mofongo stuffed with shrimp in a sweet and spicy sauce and crème brûlée flavored flan.

Call: 787-705-3471

Website: <https://www.facebook.com/dulcesaladopr/>

CAFE MARQUESA

110 C. del Parque Suite GE, San Juan, 00911, Puerto Rico

Located on Cristo Street in lively Old San Juan, Café Marquesa is a contemporary fine dining restaurant housed in a historic 19th century building, fusing modern techniques and local ingredients for a seasonal, fresh take on classic Puerto Rican cuisine in an elegant yet relaxed atmosphere.

Call: 787-545-2621

Website: <https://www.facebook.com/cafemarquesa/>



CITY Places to Eat LUNCH



LA CASITA BLANCA

351 C. Tapia, San Juan, 00915, Puerto Rico

This countryside restaurant east of San Juan excels in preparing traditional criolla cuisine favorites like mofongo and asopao in a charming sugar mill building with antique décor from 1700s Old San Juan.

Call: 787-726-5501

Website: <https://www.facebook.com/lacasitablancapr/>

RAICES

15 C. Recinto Sur, San Juan, 00901, Puerto Rico

Chef Luis Pous puts a slick, contemporary spin on old-school Puerto Rican specialties at his sleek restaurant Raíces in the artsy Santurce district of San Juan.

Call: 787-289-2121

Website: <https://restauranteraices.com/>



CAFE MANOLIN

251 C. de San Justo, San Juan, 00901, Puerto Rico

Serving some of Old San Juan's best Puerto Rican fare since 1964, Café Manolín offers heaping portions of classics like arroz con pollo and alcapurrias in a casual, family-friendly atmosphere.

Call: 787-723-9743

Website: <https://cafemanolinoldsanjuan.com/>

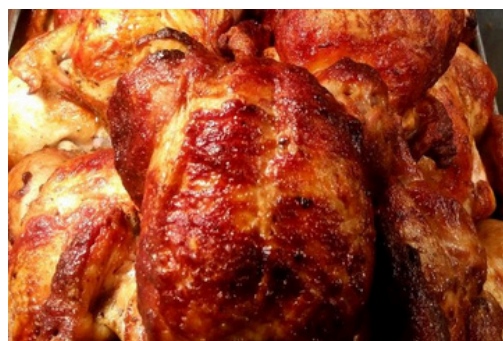
BEBOS BBQ

2352 Calle Celestial, Carolina, 00979, Puerto Rico

Located in the heart of Old San Juan, Bebo's BBQ is a laidback restaurant started by San Antonio native Larry "Bebo" Dean, specializing in smoked meats, Tex-Mex staples, and BBQ classics as well as tropical drinks, all paired with live jazz performances in a casual, friendly setting.

Call: 787-791-7115

Website: <https://www.bebosbbqpr.com/>



CITY Places to Eat DINNER



PRINCESA COCINA CULTURA

2 Paseo De La Princesa, Calle Shurmberg, San Juan, 00901, Puerto Rico

Co-owners Iliana and Natasha's women-led roots-to-table concept Princesa brings fresh, seasonal ingredients to modernized versions of criollo cuisine in an artsy yet cozy setting in Santurce.

Call: 787-723-7878

Website: <https://www.princesapr.com/>

KUMO ROOFTOP

2 José M. Tartak Ave, Carolina, 00979, Puerto Rico

This chic Japanese-Peruvian fusion eatery from acclaimed chef Mario Pagán blends flavors like miso with anticuchos and ceviches alongside inventive cocktails in stylish Plaza Las Américas.

Call: 787-955-9950

Website: <https://www.kumorooftop.com/>



CASITA MIRAMAR

605 Av. Miramar, San Juan, 00907, Puerto Rico

Perched on a quiet hillside in Vieques island, Casita Miramar is an idyllic guesthouse featuring panoramic views of the Caribbean Sea from private balconies along with breezy, contemporary rooms decorated in ocean tones reflecting this tropical paradise retreat.

Call: 787-631-8265

Website: <https://www.casita-miramar.com/.com/>

MARMALADE

317 C. de la Fortaleza, San Juan, 00901, Puerto Rico

Old San Juan's Fortaleza Street, Marmalade's elegant fine dining puts a playful spin on global flavors from foie gras to churrasco paired with their 600+ wine collection.

Call: 787-724-3969

Website: <https://www.marmaladepr.com/>



Places to Visit



EL MORRO

Visit this top attraction to learn the history behind Spain's military marvels
35min away



EL ESCAMBRON BEACH

Visit this beautiful hidden gem in San Juan. Bring \$5 cash for private parking!
30min away



LUQUILLO BEACH

Be sure to check out La Parilla restaurant for fresh seafood and tropical drinks
30min away



ATV

Book a tour with Carabali Rainforest Adventure Park! Recommend the 2hr tour
30min away



HORSEBACK RIDING

Book a tour with Carabali Rainforest Adventure Park! Enjoy great scenic views
30min away



GO KART RACING

Book a tour with Carabali Rainforest Adventure Park! Great for friends and family
30min away



EL YUNQUE RAINFOREST

Embark on an adventure in nature and book a Rainforest tour
30min away



VIEQUES FERRY

Book a tropical island getaway to Vieques with crystal clear waters
1 hour away



BIOLUMINESCENT BAY

Visit a natural world wonder of glowing water in Fajardo or Vieques
1 hour away

Things to do



LA PLACITA

La Placita de Santurce is a hub for great restaurants, bars, and all night dancing.



ESQUINA WATUSI

Want to party with the locals? Watusi is the local version of La Placita!



ECO SPORTS PARK

Where bars meet sports. A local favorite. Enjoy Salsa nights on Tuesdays



EL CAFETIN

Visit this well known bar with some of the best mojitos and music



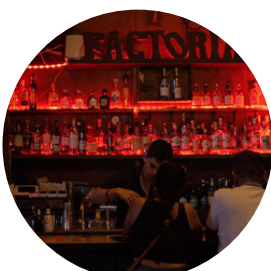
CLUB BRAVA

Step into the heart of Puerto Rico's nightlife and after-hours excitement



CLUB FIFTY EIGHT

The Best Stop Or Hangout for Dance, Disco, Music and Entertainment



LA FACTORIA

Cocktails & classic bar in a vibrant hangout with a rustic-chic vibe



LA VERGUENZA

A great place to go for delicious food and drinks with a view of the ocean



TMOBILE DISTRICT

A premier entertainment destination with one-of-a-kind attractions



VILLA VISTA

Local Tips

CAROLINA, PUERTO RICO

Tips for Your Stay

Puerto Rico is a gorgeous Caribbean island and an unincorporated U.S. territory located between the Dominican Republic and the Virgin Islands. Nicknamed "La Isla del Encanto" or the Enchanted Isle, Puerto Rico is known for its stunning beaches, lush mountainous interior, coral reefs, and vibrant Latin culture seen in the music, dance, food, and art.

1 FLY TO SJU

The Luis Muñoz Marín International Airport is 25min away from the Villa (SJU)

2 PLAN AHEAD

Many activities and excursions sell out quickly so be sure to book them in advance

3 RENT A CAR

We are located in an elevated area with steep hills so be sure to rent a reliable vehicle such as a midsize car, SUV, Jeep or Van

4 BUY GROCERIES

It's always great to have snacks, water bottles, drinks, ice and quick bites available to store in the fridge

5 BRING CASH

Some local storefronts and small businesses can only accept cash so be sure to have cash available

6 REPELLENT SPRAY

We always recommend to bring sun screen and mosquito spray as you are surrounded by nature

HELPING YOU GET COMFORTABLE



For Convenience

THE LOCAL BAKERY

Quebrada Grande, Trujillo Alto 00976, Puerto Rico

Sabana's Bakery is a local bakery and convenience store with amazing locally brewed coffee and quick lunch options. Just a quick 5 minute trip down the road from the Villa that you can visit in the morning or early afternoon



THE LOCAL SUPERMARKET

Km14.7 Avenue, #3 Av. 65 de Infantería, Carolina, 00987, Puerto Rico

Supermercado Econo Los Colobos in Trujillo Alto is the closest supermarket available where you can get just about everything you need for groceries and even alcohol at economic prices.



THE LOCAL GYM

Los Colobos Shopping Center, Carr Canovanillas Industrial Park, Carolina, 00725, Puerto Rico

For those who can't live without the gym, there is a Planet Fitness minutes away from the Villa where you can still get a good pump in before the day gets started. There are day passes available to get you through the day!



A LOCAL PHARMACY

Plaza Encantada Urb. Encantada Carr. Ste 2, Trujillo Alto, 00976, Puerto Rico

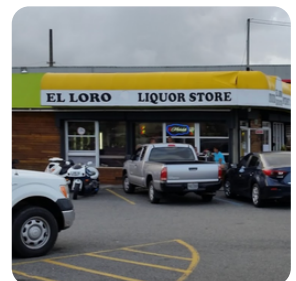
If for any reason you need to make a run to the pharmacy, there is a Walgreens pharmacy within a 20 minute driving distance where you can get your off the counter medications.



A LOCAL LIQUOR STORE

395 PR-853, Carolina, 00987, Puerto Rico

Although you can get liquor at the local supermarket mentioned above, you can also check out El Loro Liqueur Store only 12 minutes away from the Villa for quick and convenient liquor. Please drink responsibly!



Check Out

CHECKLIST

1

TURN OFF LIGHTS

To help us conserve energy please shut off all light switches and AC units



2

REMOVE LINENS

Please remove all used linens from beds and towels and leave in designated laundry bins



3

CLOSE ALL BLINDS

Please ensure all window blinds are closed in all rooms



4

DISPOSE OF TRASH

Please ensure all trash and perishables are disposed of in the proper trash bins



5

REVIEW ALL ROOMS

Please review all rooms for any items you may be leaving behind as we are not responsible for any misplaced items



We hope you enjoyed your stay!



"I stayed here with my family for a week, this place was beautiful, clean, and spacious, the view alone left us speechless. The pictures do not do this place justice. Getting access to the villa was easy and we were free to arrive at anytime. The communication with the host Roberto was outstanding, the villa was stocked with everything we needed for a great family vacation, the plus was that the host left a nice little welcome package of native Puerto Rican sweets, for us.

I will definitely be staying at Villa Vista for all my future visits to Puerto Rico."

ANDREA BAEZ



"I absolutely fell in love with this place! It's right on top of a hill and has the best views I've ever seen of Puerto Rico. My family and I would stay up to watch the sunrise, and it was so beautiful. The house was spotless, everything new and modern. Roberto and his handyman, Daniel, were great communicators and helped us with any issue we had. Would 100% come back to stay here when visiting Puerto Rico again!

ROSALIA



GET IN TOUCH



HOST@VILLAVISTAPR.COM



@VILLAVISTA_PR



WWW.VILLAVISTAPR.COM
