



ORANGE TREE
POOL VILLAS

Welcome

MAKE YOURSELF AT HOME

Check-in & Check-out

Check-in: From 4:00 PM
(early check-in if available, extra charge may apply)

Check-out: By 11:00 AM
(late check-out if available, extra charge may apply)

Arrival: Our Property Manager will greet you, handle check-in/out, register all guests, and assist during your stay.

Passports: All guests must provide valid passports for official registration.

Tourist Tax

€1 per adult per night

€0.50 per child (12–18 years old) per night

€0.00 for children under 12

Payable in cash at check-in together with passport registration

Pool & Patio

Private pool with sunbeds, umbrellas, outdoor shower, and lounge area.

Please use polycarbonate glasses near the pool
NO GLASS IS ALLOWED IN THE POOL AREA!

Contact

Phone or Text: +382 69 199 600
(direct/WhatsApp/Viber/Telegram)

Email: orangetreepoolvillas@gmail.com

Sleeping Arrangements

Three en-suite bedrooms (6 guests included)
Sofa bed available for up to 1 additional guest
(additional fee applied)
Baby bed provided free on request.

What's Included

Fresh linens, towels, bathrobes, slippers, body lotion, soap, and shampoo.
Fully equipped kitchen and a laundry room with washer, dryer, iron, and ironing board.

Additional Services

Breakfast and dinner are available at our partner "Vivid Blue Serenity Resort" for a fixed price and must be booked in advance.

Transfers, car rentals, and boat charters can also be arranged upon request – just let us know!



Enjoy your stay and the beautiful sunsets!



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House Rules

Damage deposit

€150 damage deposit to be paid in cash upon arrival; refundable at check-out if no damage occurs.

Barbecue

Please use responsibly and follow all safety guidelines.
Use may be restricted during extremely hot weather or when official fire warnings are in effect.

Air conditioning

Please keep windows and doors closed when using the AC.

Cleanliness & waste

Please use bins properly and do not leave food or trash in or around the pool.

Report any damage

Please inform the Property Manager immediately if anything is broken or damaged.

Check-out

- ✓ Check out at 11pm or earlier.
- ✓ Please dispose of all trash.
- ✓ Return keys.
- ✓ Get your deposit back.



No Smoking

This is a non-smoking property.
Please smoke outside and dispose of cigarette butts properly. Smoking indoors will result in a €500 penalty.



Registered Guests

Only registered guests are allowed to stay overnight, with a maximum of 7 guests.



Parties and Events

No parties or events – our villas are for peaceful stays only. Please respect our neighbors



Quiet Hours

11:00 PM to 7:00 AM



Pool & Patio

- ✓ **No glass** is allowed near the pool for your safety. Please use **polycarbonate glasses** - you find them in the kitchen.
- ✓ **No food** in or around the pool is allowed.
- ✓ **Children** under 14 must be supervised by an adult at all times.
- ✓ The pool area can be **slippery**. Running or rough play is not allowed.
- ✓ Please close **umbrellas** when not in use or during strong winds to prevent damage.
- ✓ Please remove umbrellas from their bases and place them on the ground when it is windy.



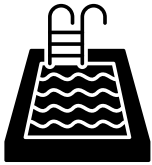
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Daily Pool & Garden Maintenance

Please note:

Our maintenance staff will check all pools daily.

Access will be through the pool area only, in order to:

- Inspect water levels
- Maintain the pool system
- Water the garden and plants (if needed)

We carry out this routine quietly and respectfully, aiming to minimize any disturbance to your stay.

Thank you for your understanding and cooperation. 🙏



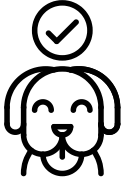
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Pets Policy

We allow one small pet (up to 6 kg) per stay, only with prior approval. A pet fee of 100 EUR applies.

Please follow these rules to ensure a safe and clean environment for all guests:

- Pet must be kept off all furniture and beds
- Do not allow your pet to urinate inside the house, on the patio, or in common areas
- You must clean up after your pet, both inside and outside the villa, including all common areas
- Pet may not be left unattended at any time

We appreciate your understanding and cooperation 🙏



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Emergency Numbers

- 🚑 **Ambulance: 124**
- 🚒 **Fire Department: 123**
- 🚔 **Police: 122**
- 📞 **General Emergency (EU Standard): 112**

Taxis in Budva / Pržno

- Extra Taxi Budva
- 📞 +382 68 019- 696 (also on WhatsApp)
- Terrae Taxi Budva
- 📞 +382 67 178-888
- Happy Taxi Budva
- 📞 +382 69 019 515
- Vip Taxi
- 📞 +382 67 019 666

💡 Tip: Always ask for the price before the ride or request a metered fare. Most taxis accept cash (Euros).

🏥 Hospitals & Clinics

Dom Zdravlja Budva (Public Health Center)

- 📍 Mediteranska 8, Budva
- 📞 +382 33 427 200, 24 hours

Codra Hospital – Private Clinic

- 📍 Rozino bb, Budva
- 📞 +382 33 681 555
- 🌐 www.codra.me

A3 Medical

- 📍 Sutumore
- 📞 +382 30 481 810

From 07:00 till 22:00 (GMT+2) Monday till Sunday

www.a3medical.org

Bring your passport and travel insurance

information when visiting any clinic or hospital.



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Local Beaches Guide

Our Favourite Beaches 🌊☀️

- Drobni Pijesak Beach – Just a 15-minute walk from the villas. A quiet cove with turquoise waters, smooth pebbles, and a relaxed beach bar.
- Roho Beach – A stylish beach club with chic loungers, infinity sea views, and delicious Mediterranean cuisine – perfect for a relaxed yet elegant day.
- Lokanda, Crvena Glavica Beach – A beautiful, less crowded spot with natural surroundings, perfect for a peaceful day by the sea.
- Galia Beach Club – Elegant beach club offering loungers, umbrellas, and a stylish bar/restaurant. Ideal for a full-service, relaxing beach day.
- Pržno Beach – Charming pebble beach in a fishing village, surrounded by restaurants serving fresh seafood.

Sveti Stefan Beaches:

- Public Beach (South Side) – Golden sand and crystal-clear waters with postcard-perfect views of the famous
- Sveti Stefan island.
- Queen's Beach – A secluded, forest-fringed cove offering peace, privacy, and an exclusive atmosphere.
- King's Beach – Smaller and more intimate, framed by lush greenery, ideal for a quiet swim and relaxation.
- Milocer Beach – Historic and scenic, surrounded by gardens, with calm turquoise waters and soft sand.

Kamenovo Beach – Clear waters, soft pebbles, and a popular beach bar with music. About 10 minutes by car.

Rafailovići Beach – Family-friendly and lively, lined with cafés. Connected to Bečići Beach via a scenic seaside promenade.



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Breakfast & Special Offers

This seasonal offer must be reconfirmed with the host. Prices may vary depending on the season, availability, or third-party service providers.

Our partner hotel, Vivid Blue Serenity, serves breakfast daily for our guests. Located just a 3-minute walk from the villas, it's a perfect way to start your day with sea views.

Breakfast price: 15 EUR per person.

Please confirm by 16:00 the day before how many guests would like breakfast.

Dinner Discount: -10%

Guests of Orange Tree Pool Villas receive a 10% discount on dinner at the hotel.

SPA Offers:

Discounted prices for SPA treatments and wellness services available to our guests.

Local Assistance & Recommendations

For help with local boat tours, restaurant bookings, and taxi tips, feel free to contact us.





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Toilet Use Guidelines

To protect the plumbing system and avoid costly repairs, please follow these simple rules:

 *Use the garbage bin for ALL waste items.*

 *Do NOT flush any of the following down the toilet:*

- Wet towels*
- Sanitary or hygiene products*
- Wipes of any kind*
- Trash or packaging*

 *Toilet paper only:*

Only toilet paper may be flushed, and only when absolutely necessary.

*Thank you for respecting the house rules
and helping us keep things clean and
comfortable for all guests!*

Kitchen Guidelines



Ensure there is water in the ice maker so it can produce ice

Always switch off the oven and stove before going out

Dispose of garbage in the outdoor bin when full, or before leaving

Load and run the dishwasher with any dirty dishes before departure

Thank You!

