

TALIĆI HILL RUSTIC VILLAS

Welcome to Talići Hill - Rustic Villas

We are delighted that you are considering our family-owned and operated Villa for your stay or event. We are committed to providing you and your company with a superb and unique experience.

Talići Hill comprises a 7-bedroom Superior Villa and a 5.000m² garden. The whole area is secluded, providing you with complete privacy for a spectacular stay or event.

Garden amenities include a heated infinity swimming pool with sunbeds and pool cabanas, BBQ facilities with a dining table, a lounge area with a TV, and a wooden swing at the very end of the garden with a gorgeous view of the Adriatic Sea.

Superior Villa dates back to the 17th Century and was fully refurbished in 2016. The historical charm is thanks to Italians who constructed the nearby Benedictine Monastery of Ratac and decided to settle here. The village name „Talići“ originates from the Montenegrin word for Italians - “Talijani”. Family Čakalović has lived in this villa for generations. Talići Hill is a part of the historic village of Talići.



VENUE SPACE and ROOMS

Venue areas:

- Villa front - up to 50 guests
- Swimming pool area - additional 50 guests, a total of 100
- Lawn area under the pool - up to 300 guests
- Ceremony/reception - lawn area, sea viewpoint area, olive groves

Garden area:

- 5.000m²
- Private property, secluded area
- Sea, garden, forest, and mountain views
- Heated seasonal infinity pool + shower
- BBQ area + kitchen + seating area + toilet
- Lounge area + TV
- Sea viewpoint with big wooden swing
- Olive tree garden
- Wood burning firepit
- Organic garden produce

Villa area:

- 400m²
- 7-8 Bedrooms, 5 Bathrooms, 1 Toilet
- Villa bed capacity 18 guests
- Number and type of beds:
 - 4 King Beds (180X200cm)
 - 1 Double bed (160x200cm)
 - 8 Single bed (90x100cm)
- Room 1: **Sea view king room**
Ground floor, room with king bed and bathroom with a shower.
- Room 2: **Mountain view triple room**
Ground floor, room with king bed, single bed, and bathroom with massaging bathtub.
- Room 3: **Double gallery bed**
Second floor, open room area above the living room, double bed.
- Room 4: **Sea view Suite with balcony - MASTER bedroom**
First floor, room with king bed, seating area, separate room with walk-in closet with two hidden foldable single beds, and bathroom with jacuzzi and a shower. The balcony has a sea, garden, pool, and mountain views.
- Room 5: **Sea view king room with balcony**
First floor, room with two single beds, seating area, and bathroom with a shower. The balcony has a sea, garden, pool, and mountain views.
- Room 6: **Skylight loft king room with mountain view**
Second floor, room with king bed, adjacent rooms 6 and 7 have shared bathroom with a shower.
- Room 7: **Skylight loft triple room with mountain view**
Second floor, three single beds, adjacent rooms 6 and 7 have a shared bathroom with a shower.

All rooms include:

- Wardrobe
- Work desk
- Security safe
- Hairdryers
- Bathroom toiletries
- Towels and bathrobes

Some rooms include:

- Coffee/tea station
- Iron and ironing board

Event room:

- 120m²
- Two toilets
- Wedding furniture not included.
- The number of guests capacity depends on the furniture and desired layout
- Floor heating
- Air-conditioning

Swimming pool:

- 1.60m depth, shallow area 0.5m depth
- Seasonal
- Heated *from May-Oct, heating efficiency depends on the atmospheric conditions
- The pool uses salt to produce chlorine with electrolysis, which naturally transforms it into chlorinated water.

Parking:

- Inside the garden: ~8 car spaces
- Street parking: ~150 car spaces

Restrictions:

- **MUSIC in the garden is allowed until 00:00h.** Music after 00:00h is allowed inside the event room,
- **FIREWORKS require approval from the local emergency services.** Approval is provided by the fireworks company. In the dry season (July, Avg, Sep) fireworks may be forbidden.

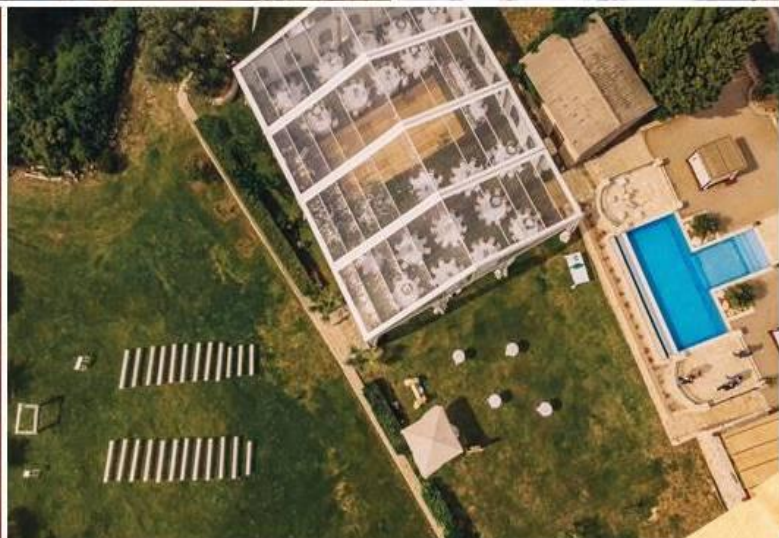
Villa Amenities:

- Living room + Sat TV
- Kitchen, dining area, fireplace
- Floor heating
- Air-conditioning

EVENT ORGANISATION

This is an offer for the event venue only.

Professional event and **wedding organization services** (tables and chairs, catering, decoration, service personnel, etc.) **are not included in this offer.**



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#talicihill #montenegro
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ADDITIONAL EXTRAS

Hanging string lights

Front of the villa	€350
Front of the villa + Pool	€600
Front of the villa + Pool + Under the pool	€700
Whole plot under the pool area	€600

Wooden decking

Under the pool	€400
Smaller/Bigger areas or custom area	Contact us

WEDDING CAKES & COOKIES

Wedding cakes and cookies

Made by Talići Hill, healthy options, are hand-made to order.
Dragana | +382069426944 | [Instagram Link](#) |

VILLA BREAKFAST

We prepare our daily menu with the freshest ingredients at local farmers' markets. Goat/cow cheese, produce, as well as free-range eggs, are handpicked by our cook from the local family-owned farms.

Standard: €12 /Person/Day

Premium: €15 /Person/Day

Kids up to 12 years old: Standard €10 / Premium €13 /Person/Day

STAFF, MAINTENANCE, and SECURITY

Talići Hill staff maintains the property and takes care of villa guests.
Depending on the number of guests, the typical **staff for an event consists of:**

- The Manager
- The gardener
- The cleaning lady
- Property security
- and additional personnel as needed.

Maintenance and cleaning:

- Garden maintenance - every day from 07h - 13h
- Villa cleaning - every day or as needed

Security:

- Entrance gates and some doors are covered with cameras. We highly respect your privacy.
- The parking area inside the gates is covered with cameras
- Villa has an alarm system
- During an event security guard may be present

INVOICE AND CONTRACT

After email confirmation, an invoice is issued with the rental contract. Once the deposit is transferred, the reservation is valid. In the case of Covid-19 restrictions/complications, a change of dates is possible or a voucher is issued.

LOCATION / ACCOMMODATION

Airports:	Transfer Price:	Sutomore accommodation:
Podgorica 40km	€50-60	€30-400/day/room
Tivat 53km	€50-60	
Dubrovnik 104km	From €150	

Closest Catholic Churches:

- [Saint Andrija](#) in Sutomore 1km
- [Ratac Fortress](#) Monastery in Sutomore 2km
- [Saint Marija](#) in Sutomore 3km
- [Saint Ivan](#) in Budva 34km

Closest Orthodox Churches:

- [Saint Petka](#) in Sutomore 4km
- [Saborni hram Jovana Vladimira](#) in Bar 6km
- [Monastery Gradište](#) in Buljarica 14km
- [Monastery Reževići](#) in Reževići 20km
- [Church of Saint Sava](#) above Sveti Stefan 26km
- [Holy Trinity Church](#) in Budva 34km

Closest apartments 300m from the villa:


[Villa Nena Apartments](#)

3-bed studio apartment	€40-60/night
3-bed studio apartment	€40-60/night
3+2 apartment	€60-80/night

*if booked for a one-night stay price per night is +35%

Beach villa: Coming 2023/24, [Location on the beach](#), [Newest photos](#)

12 beds, 4 bedrooms, 4.5 baths, heated infinity swimming pool, rooftop lounge, beach access, highway access.

WEDDING RENTAL OFFER 2023					
	<u>SUPERIOR WEDDING</u> Total property privatisation, villa 18 beds, private garden and heated pool, day before wedding preparation, day after afterparty, event room up to 00h, no limits to decoration/kitchen/number of nights		<u>STANDARD</u> Privatisation, villa 18 beds, garden and heated pool, event room up to 00h, limited number of guests	<u>EVENT ROOM</u> Only event room rental, same day check-in and check-out	
	DATES	3 Night	EXTRAS <i>Additional Night</i> <i>Event Room 00-04h</i>	1 Night	From 14h to 23h
Jan, Feb, Mar, Apr	€3,300	€800	€400	€2,200	€700
May	€5,200	€1,200	€700	Contact us	/
June	€7,200	€1,500	€700	Contact us	/
July	€8,500	€2,000	€700	Contact us	/
August	€8,500	€2,000	€700	Contact us	/
September	€7,200	€1,500	€700	Contact us	/
October	€5,200	€1,200	€550	€3,200	/
November	€3,300	€800	€400	€2,200	€700
December	€3,300	€800	€400	€2,200	€700
<u>WHAT IS INCLUDED</u>	Price for up 50 guests. Every next guest + €10/pp. Max 220 Guests		Price for up 50 guests. Every next guest + €10/pp. Max 50 Guests	100 guests included Max 100 Guests	
Free Choise Of Dates	✓	✓	✗	✗	
Pre-Wedding Party Post-Wedding Party	✓	✓	✗	✗	
5* Villa Sleeps 18 guests	✓	✓	✓	✗	
Property Privatisation 5.000m2 garden + heated pool	✓	✓	✓	✗	
Brides Room	✓	✓	✓	✗	
Event Room Included up to 00h	✓	✓	✓	✓	
Maintnance Fees, taxes, bills	✓	✓	✓	✓	
TH Crew Manager, gardener, cleaning...	✓	✓	✓	✓	
Check In Check Out	From 12h Up to 11h		From 12h Up to 11h	From 14h Up to 23h	

With regards,
GM Mr. Milan Čakalović

Milan Čakalović