



TAGUSPROPERTY

PORTUGAL PROPERTY SEARCH & REAL ESTATE INVESTMENT

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ALCEDO VILLAS





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Masterplan

1 VICEROY at OMBRIA RESORT
— 5 Star Hotel
— Viceroy Residences

2 **ALCEDO VILLAS**
— Private Villas

3 ORIOLE VILLAGE
— Apartments
/ Townhouses / Villas

4 FUTURE DEVELOPMENT

5 FUTURE DEVELOPMENT
(VILLAS)

CLUBHOUSE

CONFERENCE
CENTER

ASTRONOMICAL
OBSERVATORY

PRAÇA

RESTAURANTS

FITNESS

CYCLING LANE

NATURE PATH

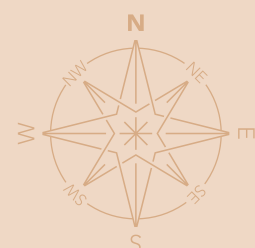
JOGGING PATH

18 HOLE
GOLF COURSE

SPA

JUNIOR CLUB

ORGANIC VEGETABLE
GARDEN







C6

C7

C5

C8

C4

C9

C10

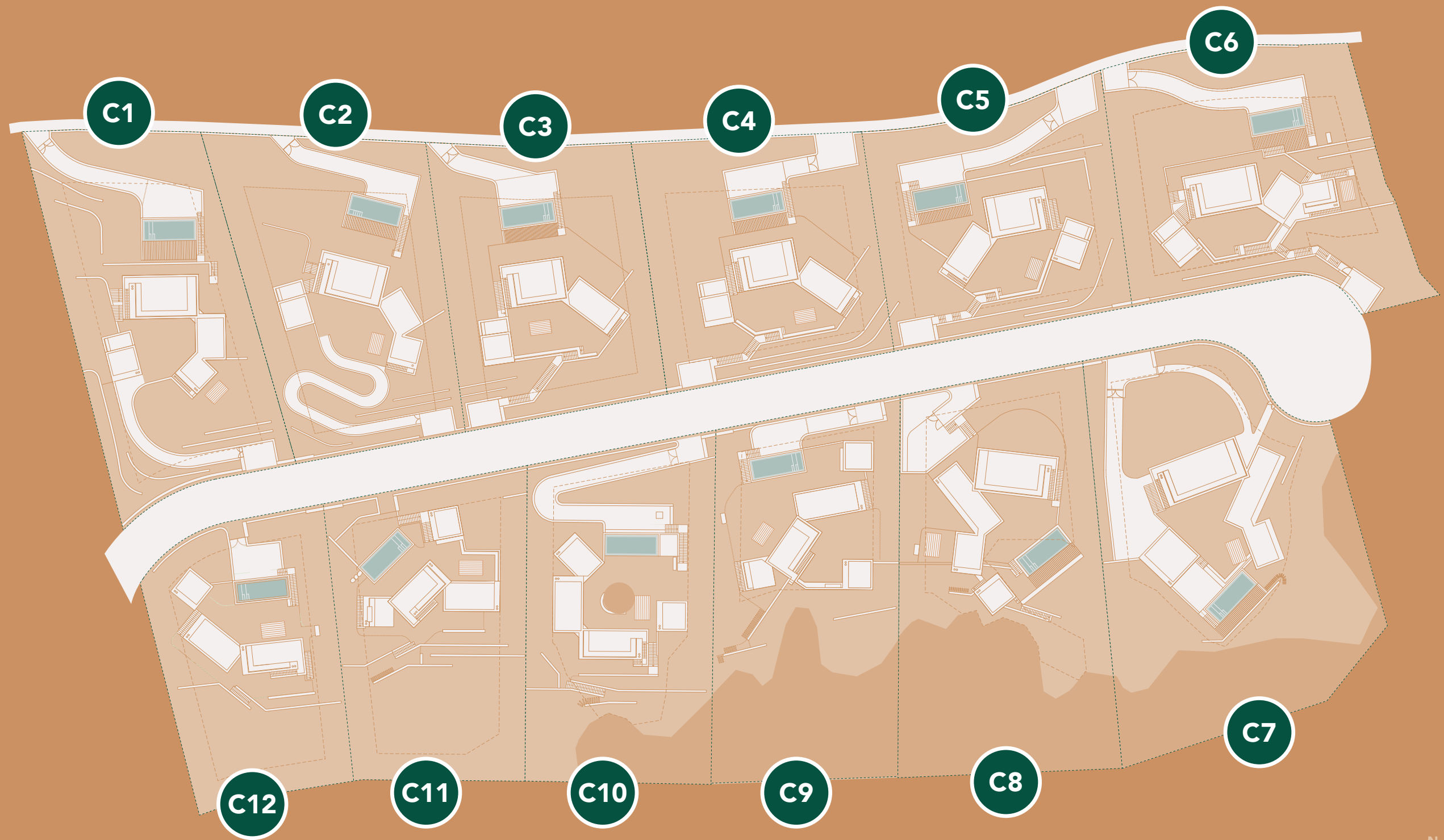
C3

C11

C2

C12

C1



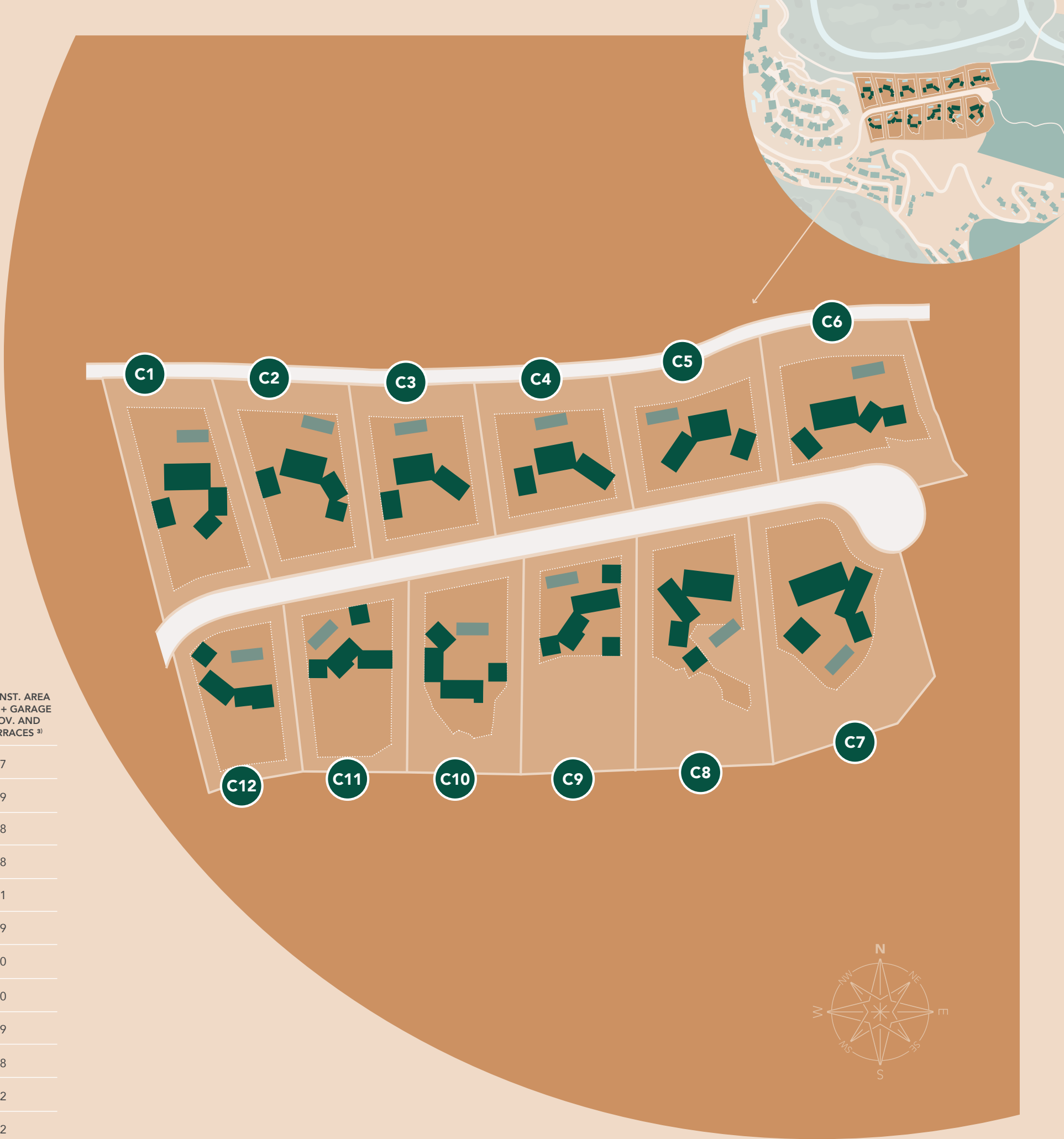
Alcedo Villas Masterplan

UNIT	PLOT AREA M ²	NUMBER OF BEDROOMS	TYPE ¹⁾	INT. GROSS CONST. AREA + TECH. AREAS + GARAGE ²⁾	INT. GROSS CONST. AREA + TECH. AREAS + GARAGE + COV., UNCOV. AND ROOFTOP TERRACES ³⁾
C01	2368	5	L	505,65	646,97
C02	2232	4	L	477,34	602,39
C03	1994	4	L	432,55	553,48
C04	1975	4	L	432,55	553,48
C05	1949	4	L	425,18	546,11
C06	2387	5	L	539,49	712,99
C07	3324	7	L	569,10	746,80
C08	2921	6	L	537,07	678,60
C09	2477	5	U	494,91	589,39
C10	2270	4	U	504,72	576,78
C11	2017	4	U	436,74	536,22
C12	1735	3	U	387,13	481,02

¹⁾ Type L: Bedrooms in the lower level; Type U: Bedrooms in the upper level

²⁾ Internal Gross Construction Area + Technical Areas + Garage

³⁾ Internal Gross Construction Area + Technical Areas + Garage + Covered, Uncovered and Rooftop Terraces





C6

C7

C5

C8

ALCEDO VILLAS

UNITS

ALCEDO VILLAS

UNIT C7



Alcedo Villas

Unit C7 | V7

PLOT AREA — 3324 m²

(all areas shown in this page are **gross**)

1. Int. Gross Const. Area — 474,1 m²

a. Upper Level — 198,6 m²

b. Lower Level — 275,5 m²

2. Covered Terraces — 58,7 m²

3. Uncovered Terraces — 0 m²

4. Rooftop Terraces — 119 m²

5. Technical Areas — 26,1 m²

a. Lower Level — 26,1 m²

6. Garage — 68,9 m²

7. Pool — 10 m x 4 m

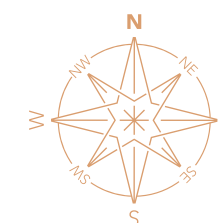
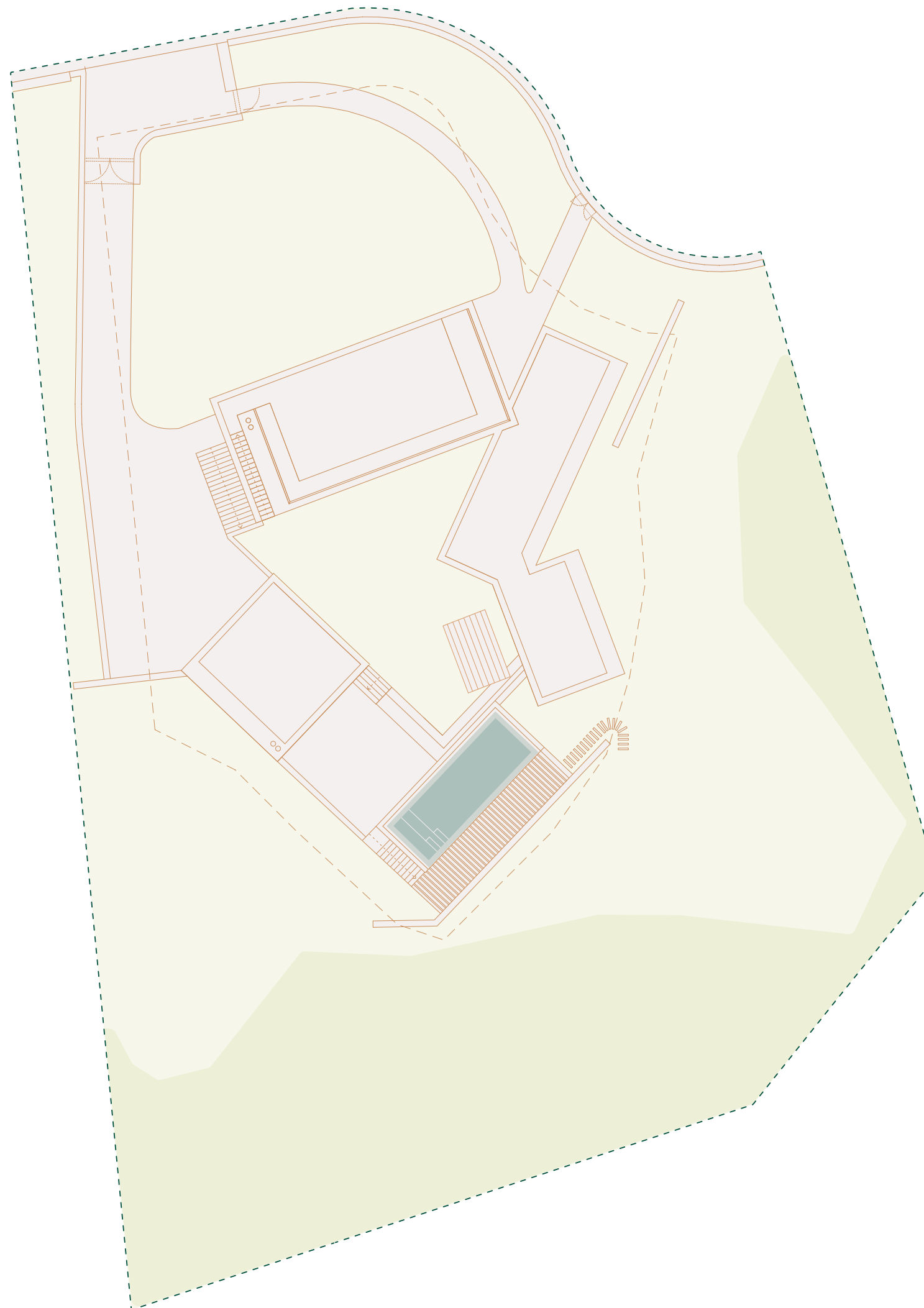
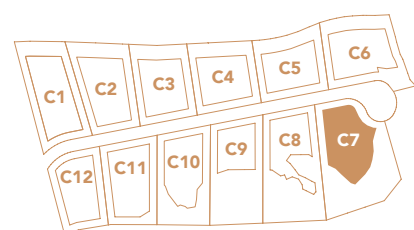
— Int. Gross Const. Area

+ Technical Areas

+ Garage (1+5+6)

569,1 m²

— **Total Area** (1+2+3+4+5+6) — **746,8 m²**





Alcedo Villas

Unit C7 | V7

LOWER LEVEL

(all areas shown in this page are **usable**)

A

Bedroom — **13,2 m²**

Bathroom — **16,4 m²**

Closet .1 — **6,5 m²**

Closet .2 — **8,7 m²**

B

Bedroom — **15,2 m²**

Bathroom — **4,2 m²**

C

Bedroom — **16,3 m²**

Bathroom — **4,2 m²**

D

Bedroom — **15 m²**

Bathroom — **4,9 m²**

Closet — **3,6 m²**

Technical Area — **20,5 m²**

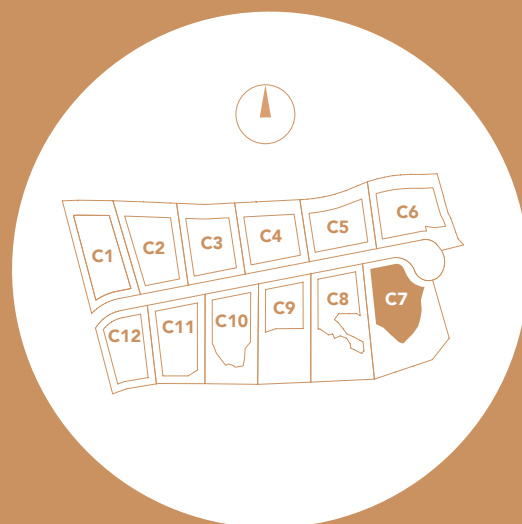
Laundry Room — **16,3 m²**

Hall — **3,6 m²**

Corridor — **8,4 m²**

Garage — **37,5 m²**

Technical Area — **11,5 m²**





Alcedo Villas

Unit C7 | V7

UPPER LEVEL

(all areas shown in this page are **usable**)

Kitchen — **27,1 m²**
Pantry — **8,8 m²**
Dining Room — **37,3 m²**

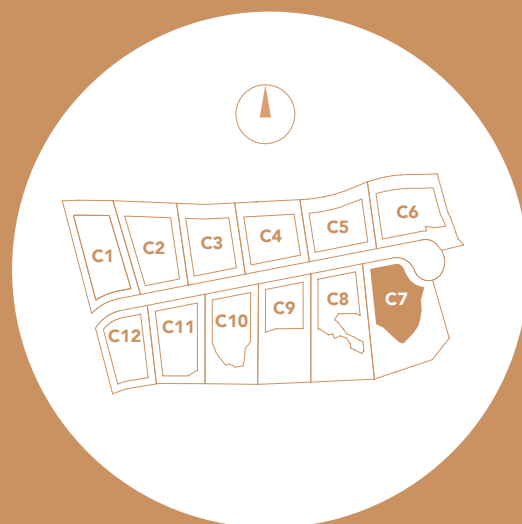
A
Bedroom — **15 m²**
Bathroom — **4,8 m²**
Closet — **3,4 m²**

Covered Terrace — **36,6 m²**
Living Room — **59,3 m²**
WC — **m²**

B
Bedroom — **14,5 m²**
Bathroom — **3,1 m²**

C
Bedroom — **14,5 m²**
Bathroom — **3,1 m²**

Vestibule — **17,2 m²**





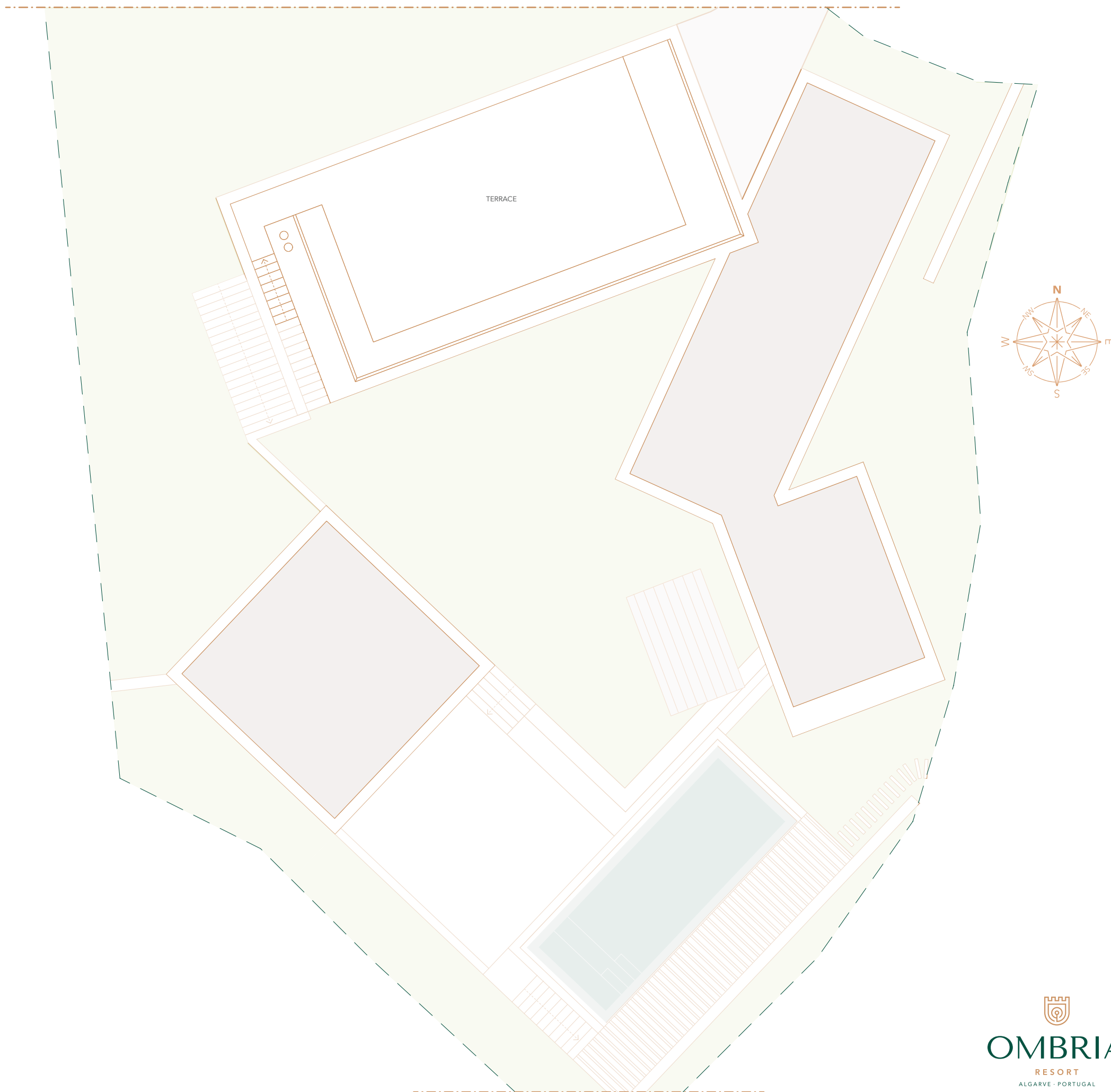
Alcedo Villas

Unit C7 | V7

ROOFTOP

(all areas shown in this page are **usable**)

Terrace — 114,2 m²





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PORTUGAL PROPERTY SEARCH & REAL ESTATE INVESTMENT

Lisbon Office

Rua Bernardo Lima 35 – 5ºA 1150-075 Lisboa – Portugal

FR : +33 (0)6 27 27 38 84

PT : +351 935 262 177

PT : +351 934 291 929

Algarve Office

FR : +33 (0)7 67 19 55 66

PT : +351 937 063 985

contact@tagusproperty.com

www.tagusproperty.com