



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

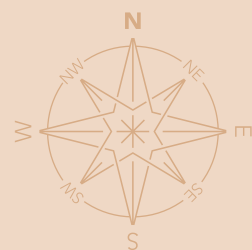
JOGGING PATH

18 HOLE
GOLF COURSE

SPA

JUNIOR CLUB

ORGANIC VEGETABLE
GARDEN







C6

C5

C4

C3

C2

C1

C7

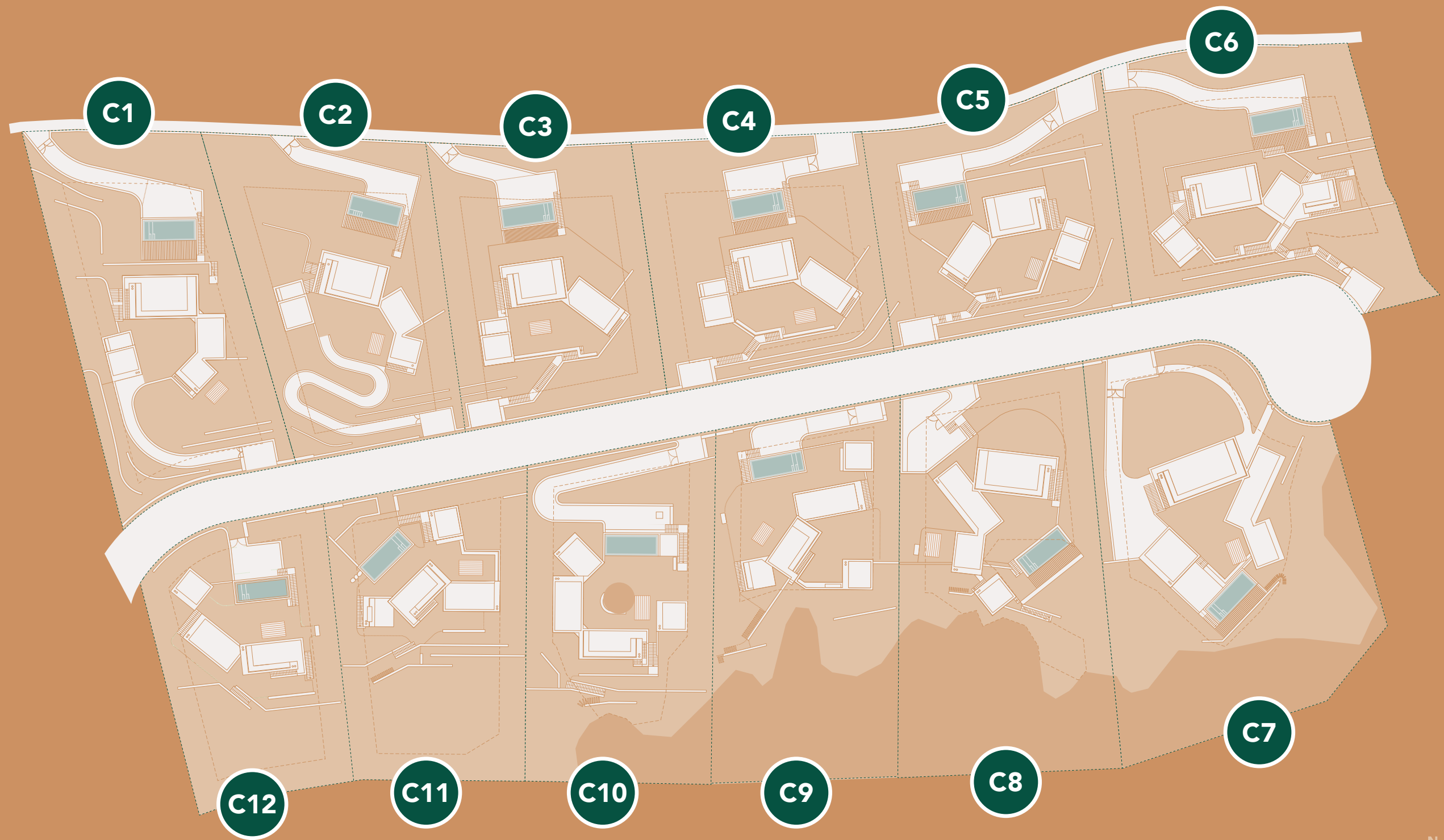
C8

C9

C10

C11

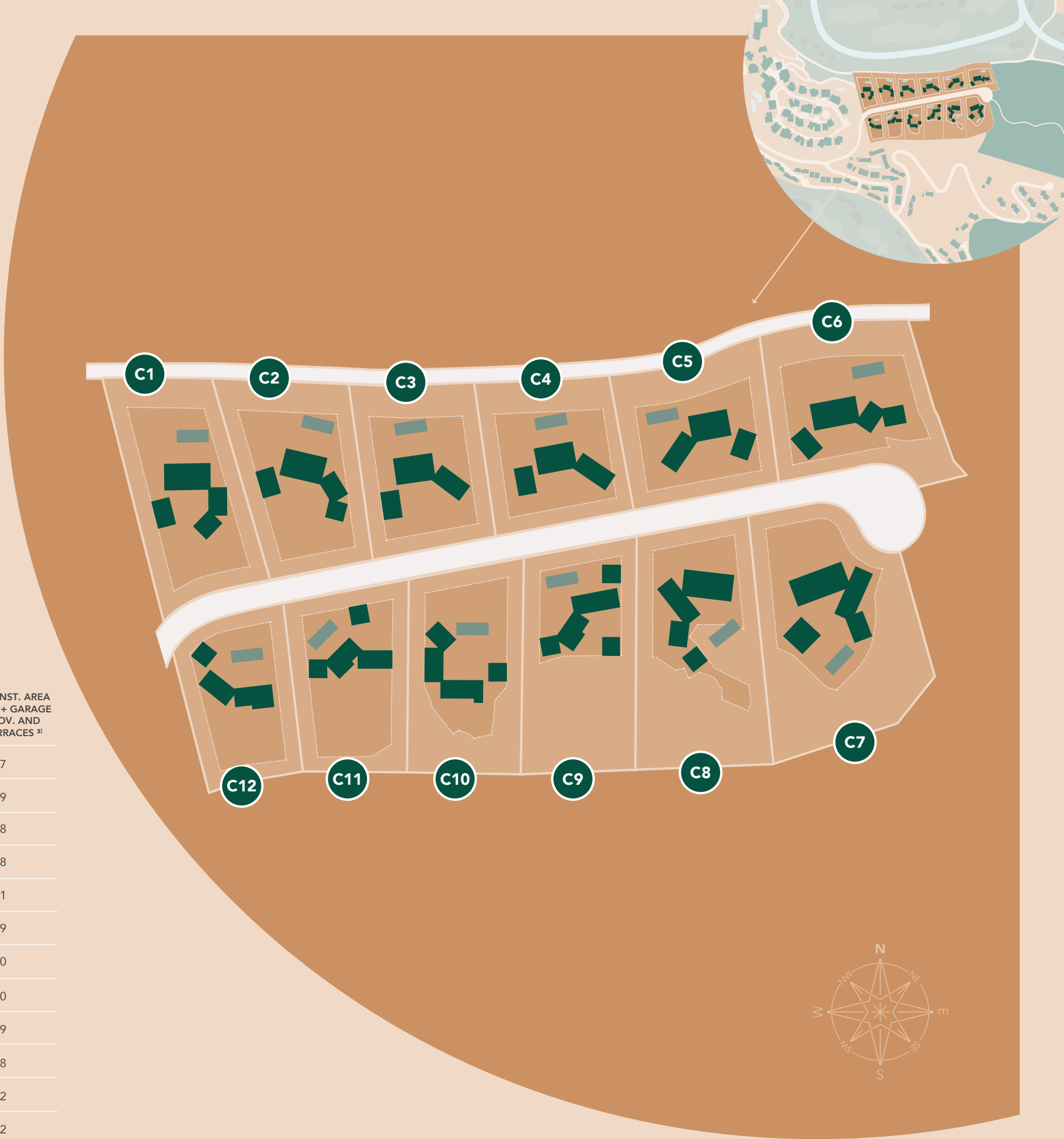
C12



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

C5

C7

C8

ALCEDO VILLAS

UNITS

ALCEDO VILLAS

UNIT C8



Alcedo Villas

Unit C8 | V6

PLOT AREA — 2921 m²

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

1. Int. Gross Const. Area — 451 m²

a. Upper Level — 172,8 m²

b. Lower Level — 249,4 m²

c. Basement — 28,8 m²

2. Covered Terraces — 36,4 m²

3. Uncovered Terraces — 0 m²

4. Rooftop Terraces — 105,1 m²

5. Technical Areas — 19,1 m²

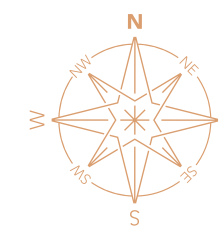
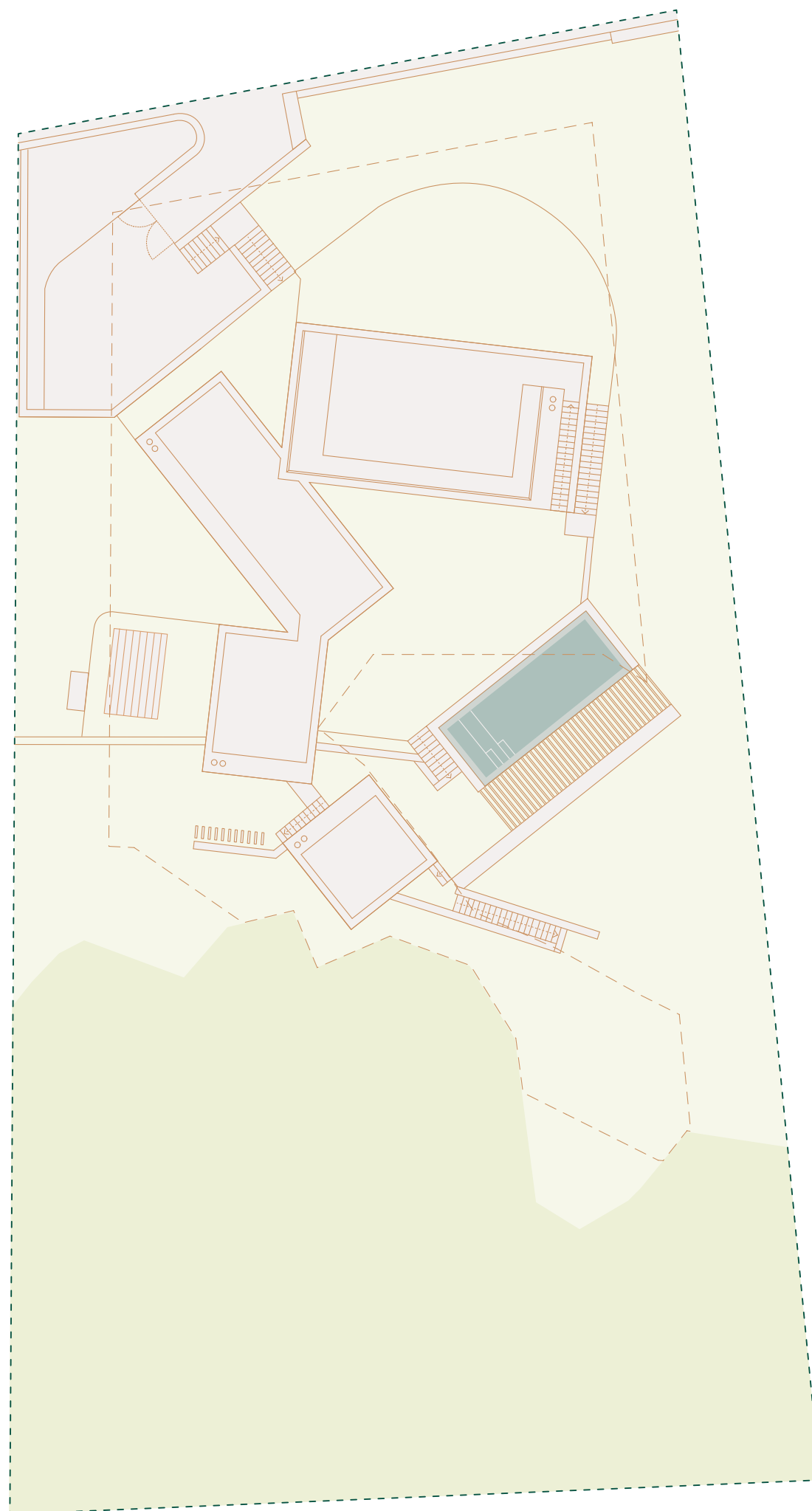
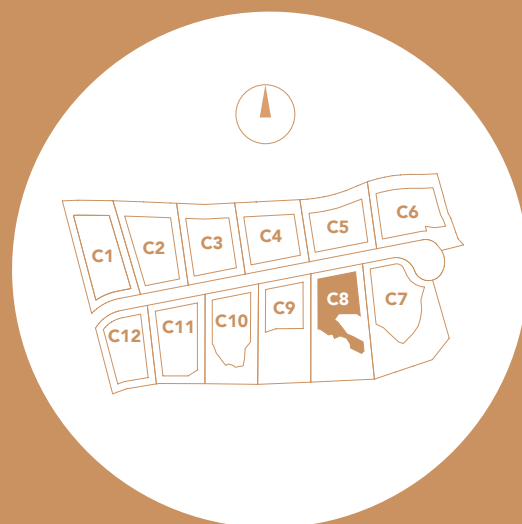
a. Lower Level — 26,1 m²

6. Garage — 66,9 m²

7. Pool — 10 m x 4 m

— Int. Gross Const. Area	537,1 m ²
+ Technical Areas	
+ Garage (1+5+6)	

— **Total Area** (1+2+3+4+5+6) — **678,6 m²**





Alcedo Villas

Unit C8 | V6

BASEMENT

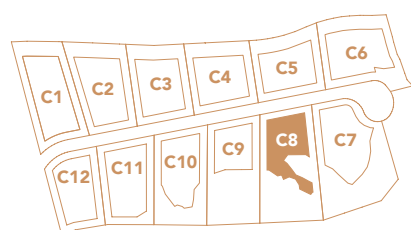
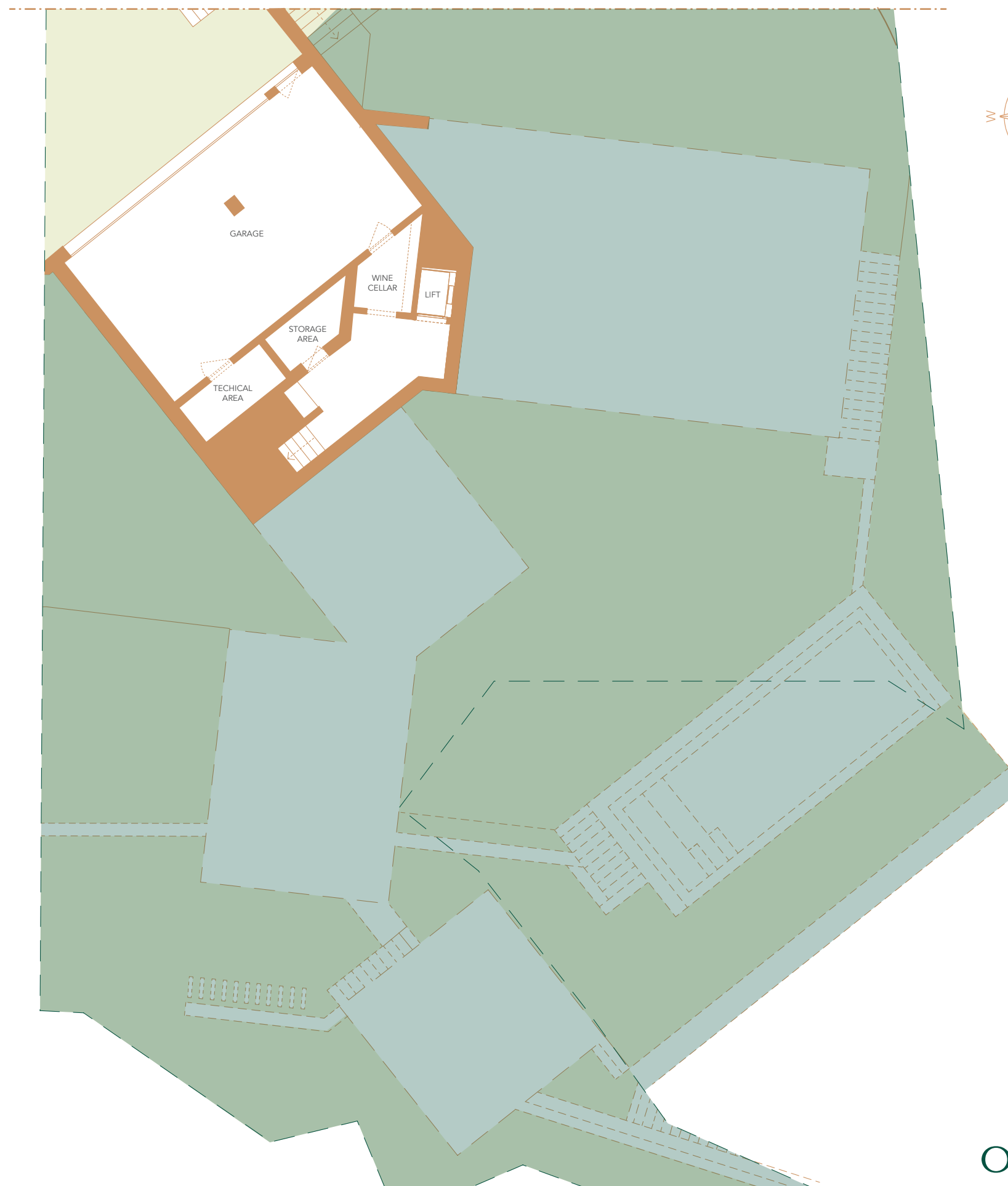
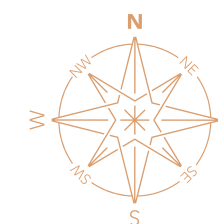
(all areas shown in this page are **usable**)

Garage — **53,4 m²**

Wine cellar— **4 m²**

Storage Area — **3,4 m²**

Technical Area — **4,5 m²**





Alcedo Villas

Unit C8 | V6

LOWER LEVEL

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

A
Bedroom — **11,2 m²**
Bathroom 1 — **14,6 m²**
Bathroom 2 — **1,7 m²**
Closet 1 — **6,5 m²**
Closet 2 — **7,8 m²**

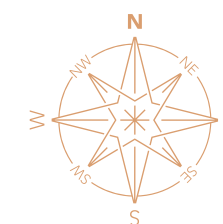
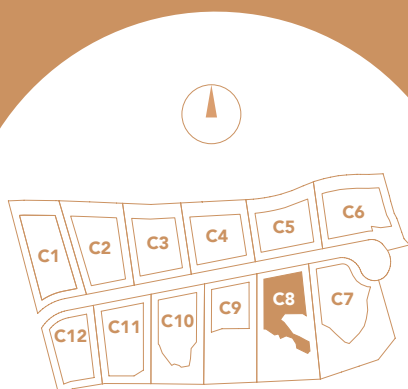
B
Bedroom — **13 m²**
Bathroom — **3,2 m²**

Corridor — **7,3 m²**

C
Bedroom — **13 m²**
Bathroom — **3,2 m**

D
Bedroom — **15 m²**
Bathroom — **4,7 m²**
Closet — **3,6 m²**

Laundry Room — **14,5 m²**
Technical Area — **14,8 m²**





Alcedo Villas

Unit C8 | V6

UPPER LEVEL

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

Covered Terrace — **31,8 m²**

Living Room — **50 m²**

WC — **4 m²**

Office — **15 m²**

Bathroom — **4,7 m²**

Vestibule — **3,3 m²**

Dining Room — **30,1 m²**

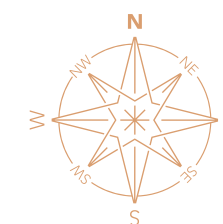
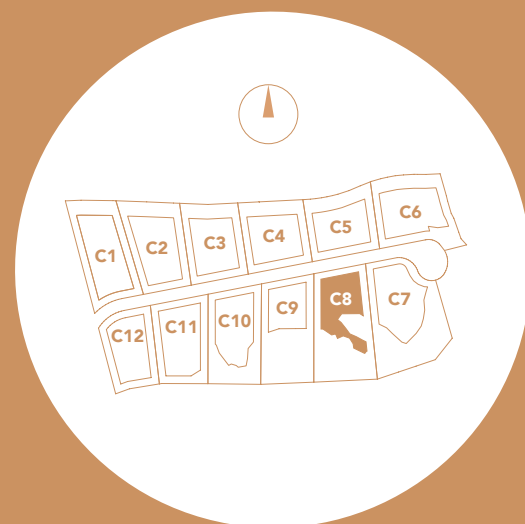
Kitchen — **22 m²**

Pantry — **8 m²**

Bedroom — **15,5 m²**

Bathroom — **4,2 m²**

Closet — **3,7 m²**





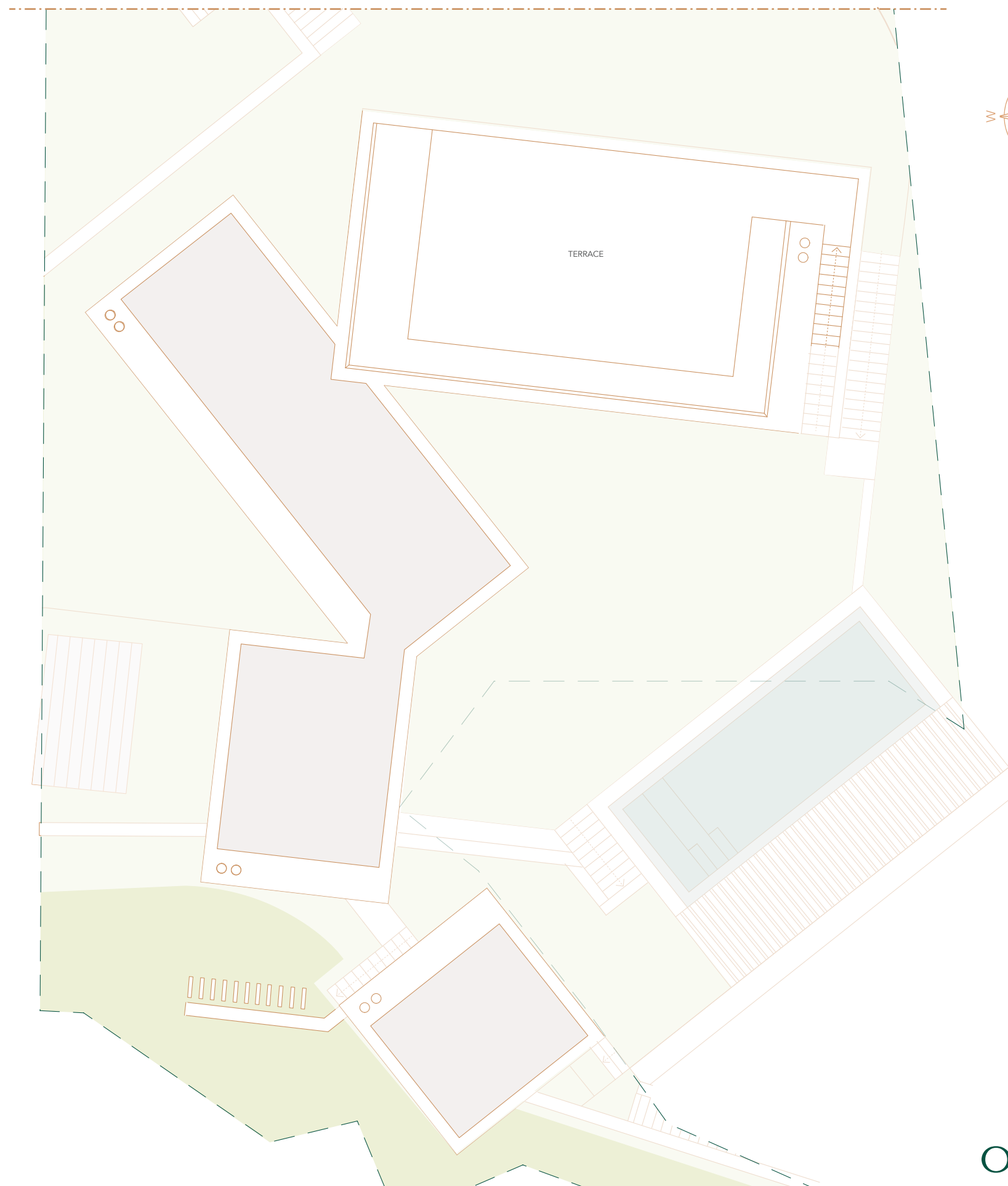
Alcedo Villas

Unit C8 | V6

ROOFTOP

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

Terrace — 100,3 m²





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