



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

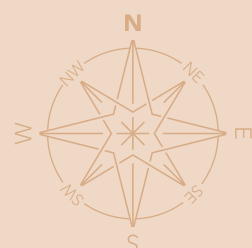
JOGGING PATH

18 HOLE
GOLF COURSE

SPA

JUNIOR CLUB

ORGANIC VEGETABLE
GARDEN





C7

C8

C9

C10

C11

C12

C1

C2

C3

C4

C5

C6



C6

C5

C4

C3

C2

C1

C7

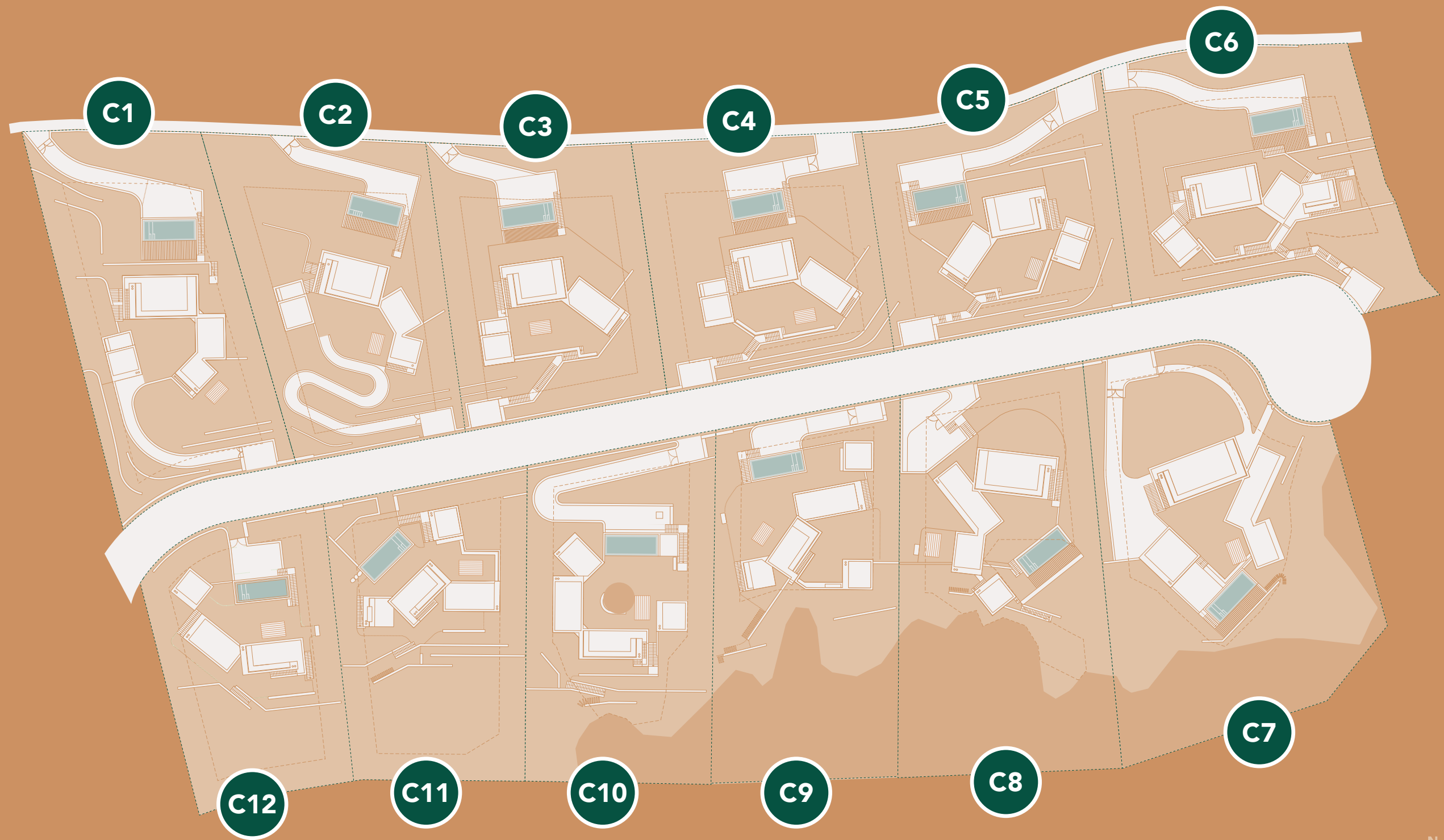
C8

C9

C10

C11

C12



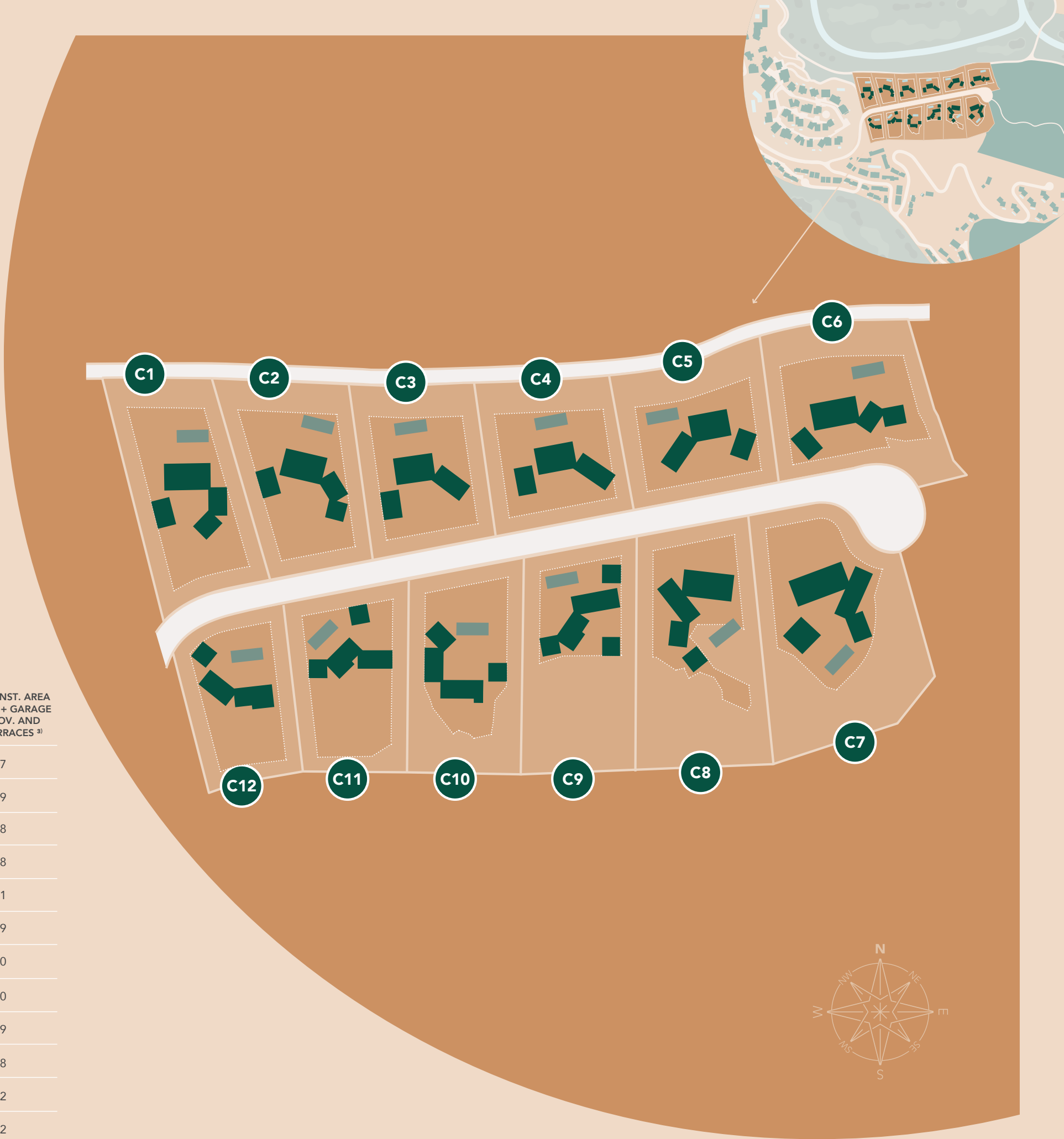
Alcedo Villas Masterplan

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





ALCEDO VILLAS

UNITS

ALCEDO
VILLAS

UNIT C12



Alcedo Villas

Unit C12 | V3

PLOT AREA — 1735 m²

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

1. Int. Gross Const. Area — 302,7 m²

- a. Upper Level — 85,3 m²
- b. Lower Level — 170,6 m²
- c. Basement — 47,9 m²

2. Covered Terraces — 33,2 m²

3. Uncovered Terraces — 0 m²

4. Rooftop Terraces — 60,7 m²

5. Technical Areas — 21,8 m²

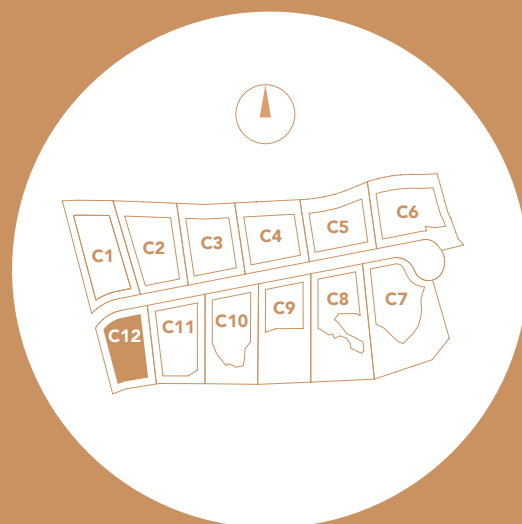
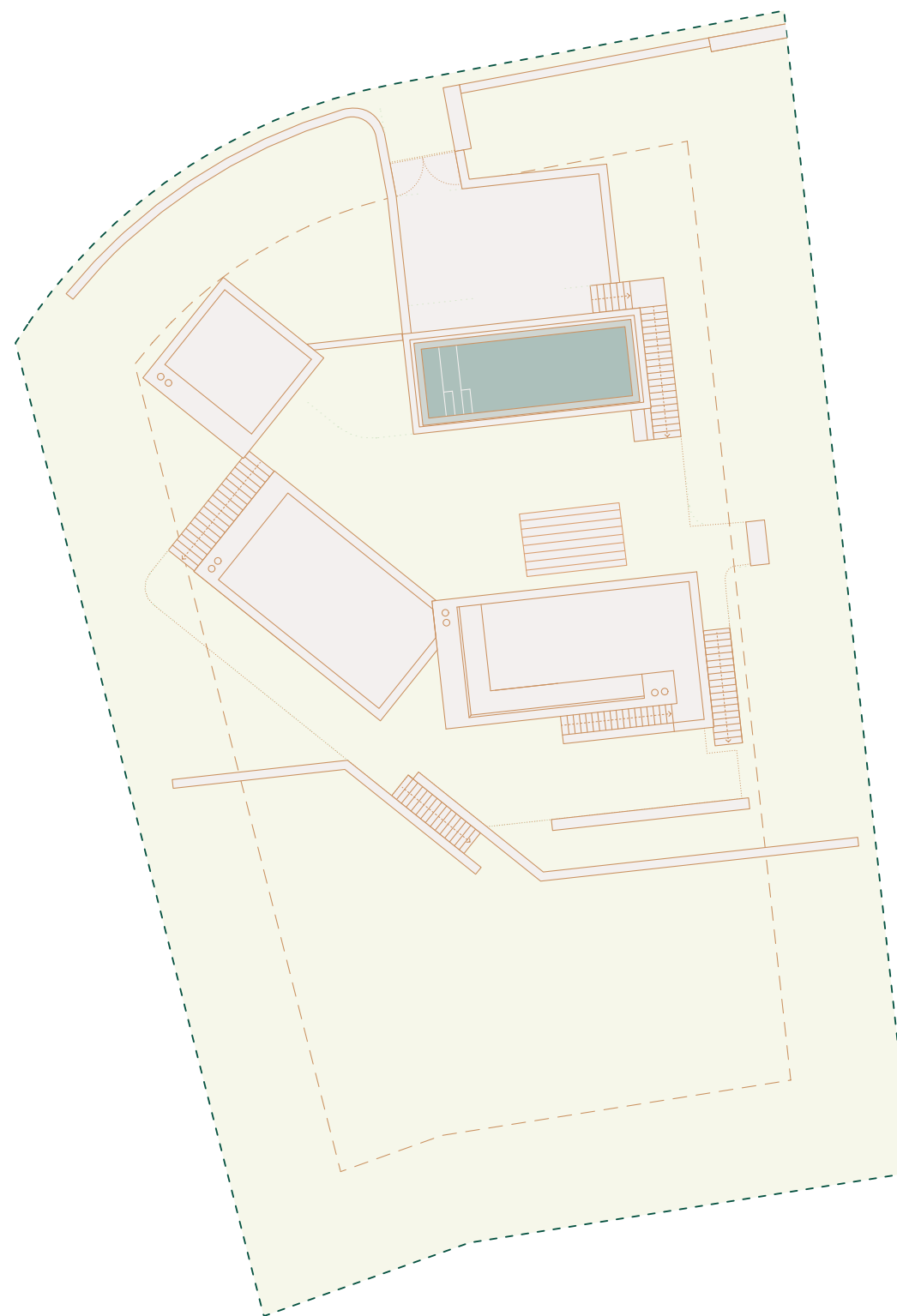
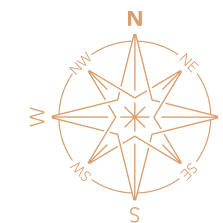
- a. Lower Level — 11,4 m²
- b. Basement — 10,3 m²

6. Garage — 62,6 m²

7. Pool — 10 m x 4 m

— Int. Gross Const. Area	387,1 m ²
+ Technical Areas	
+ Garage (1+5+6)	

— **Total Area** (1+2+3+4+5+6) — **481 m²**





Alcedo Villas

Unit C12 | V3

BASEMENT

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

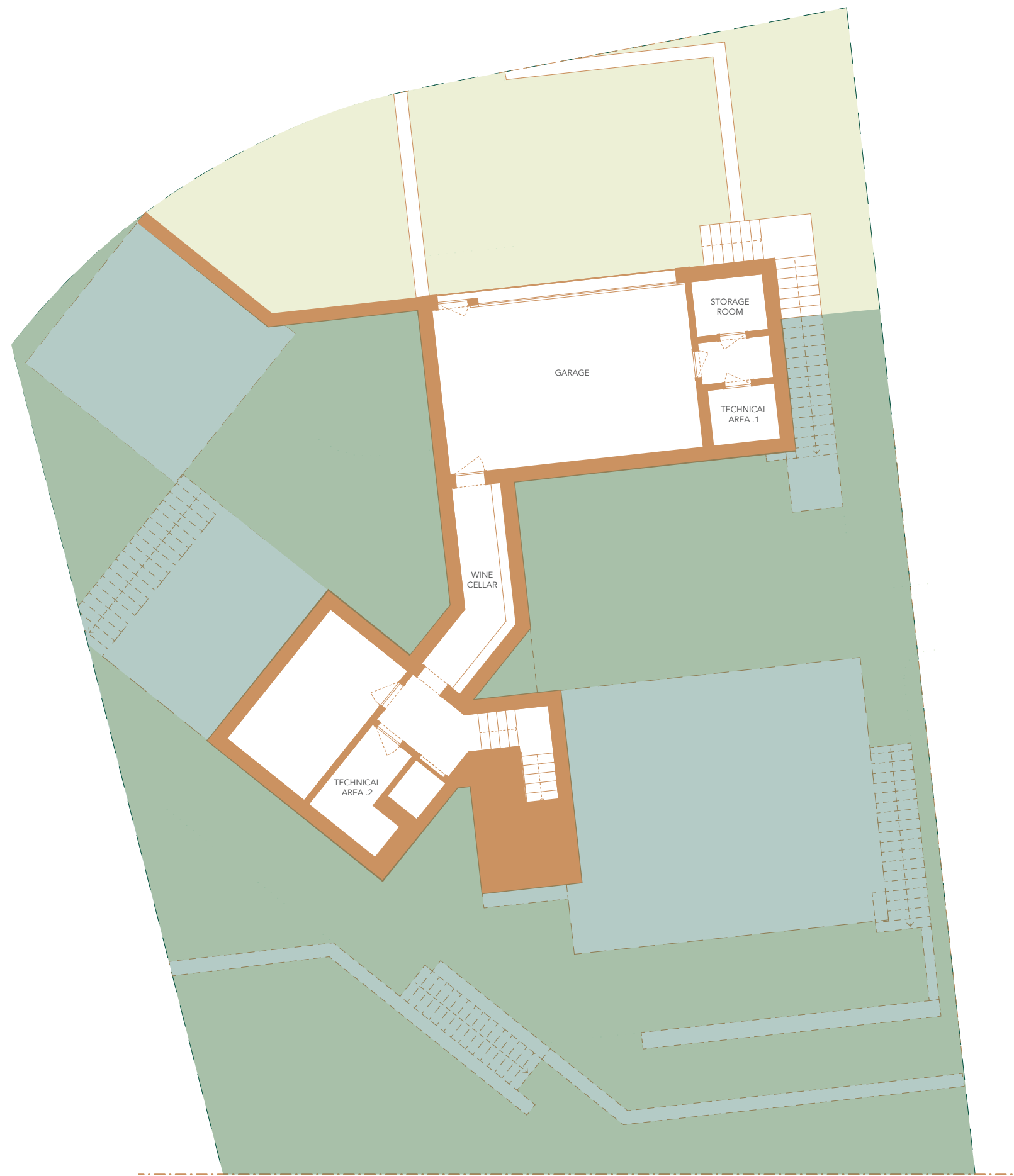
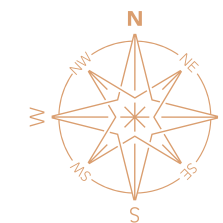
Garage — **38,4 m²**

Storage Room — **3,7 m²**

Technical Area .1 — **3,5 m²**

Wine Cellar — **9,6 m²**

Technical Area .2 — **6,1 m²**



OMBRIA
RESORT
ALGARVE · PORTUGAL



Alcedo Villas

Unit C12 | V3

LOWER LEVEL

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

Bedroom — **15 m²**

Bathroom — **4 m²**

Closet — **4,1 m²**

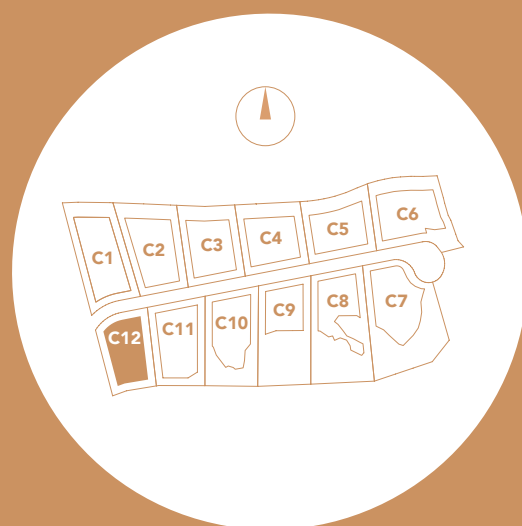
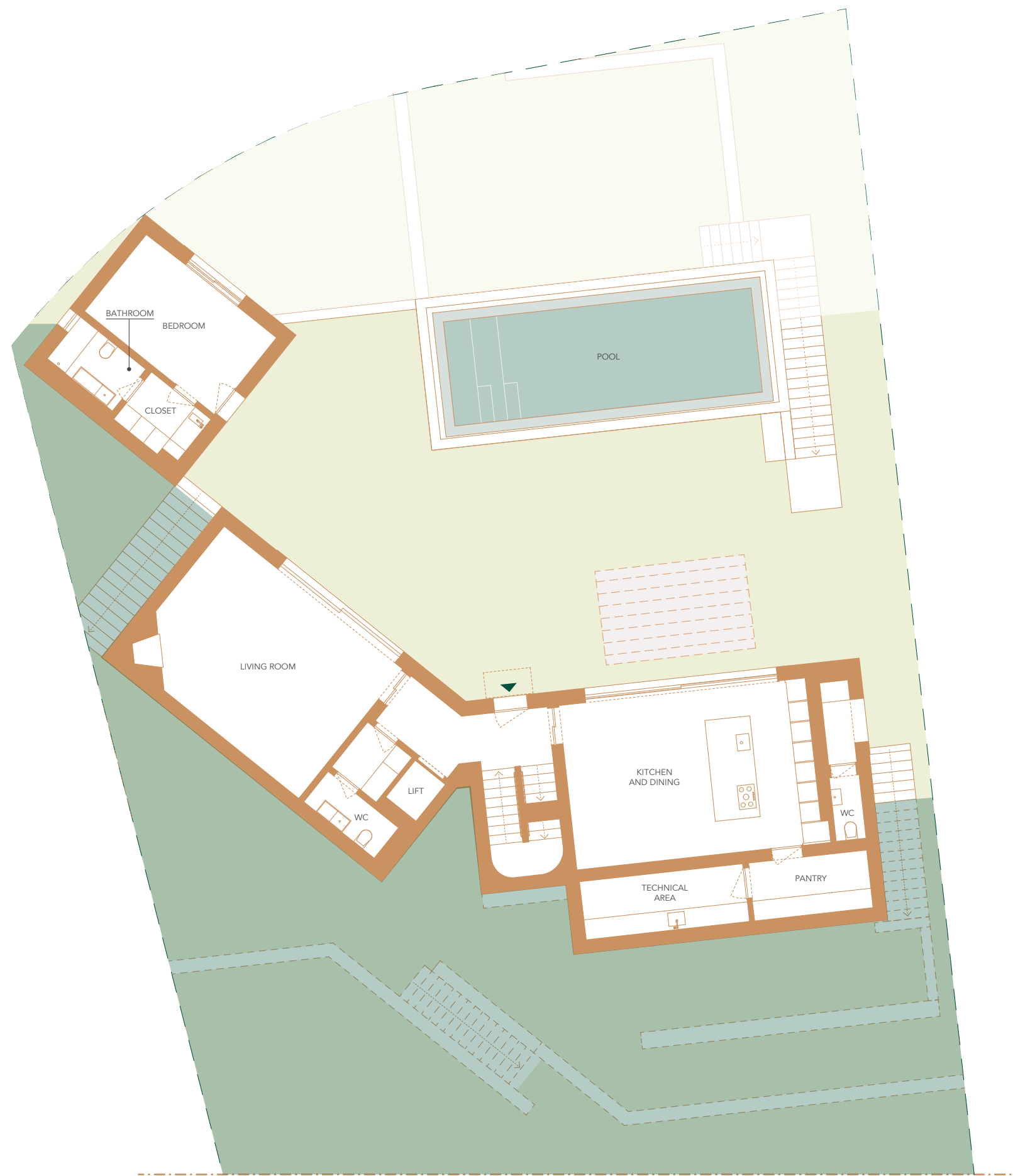
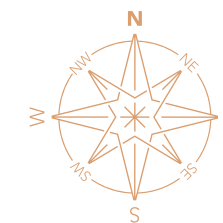
Living Room — **33,1 m²**

WC — **3,3 m²**

Kitchen and Dining — **37,5 m²**

Technical Area — **8,8 m²**

Pantry — **6,4 m²**





Alcedo Villas

Unit C12 | V3

UPPER LEVEL

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

A

Covered Terrace — **10,7 m²**

Bedroom — **17,2 m²**

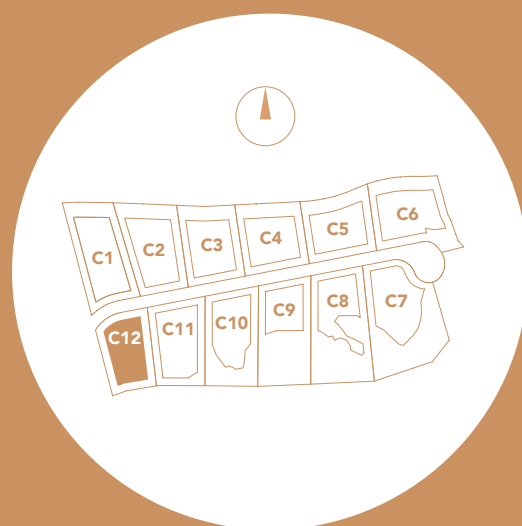
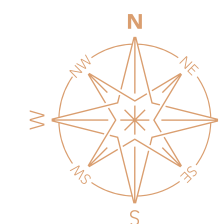
Bathroom — **11 m²**

B

Bedroom — **19,8 m²**

Bathroom — **4,9 m²**

Covered Terrace — **19,8 m²**





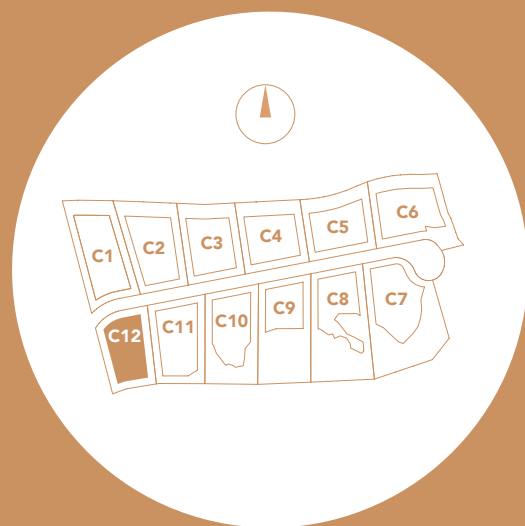
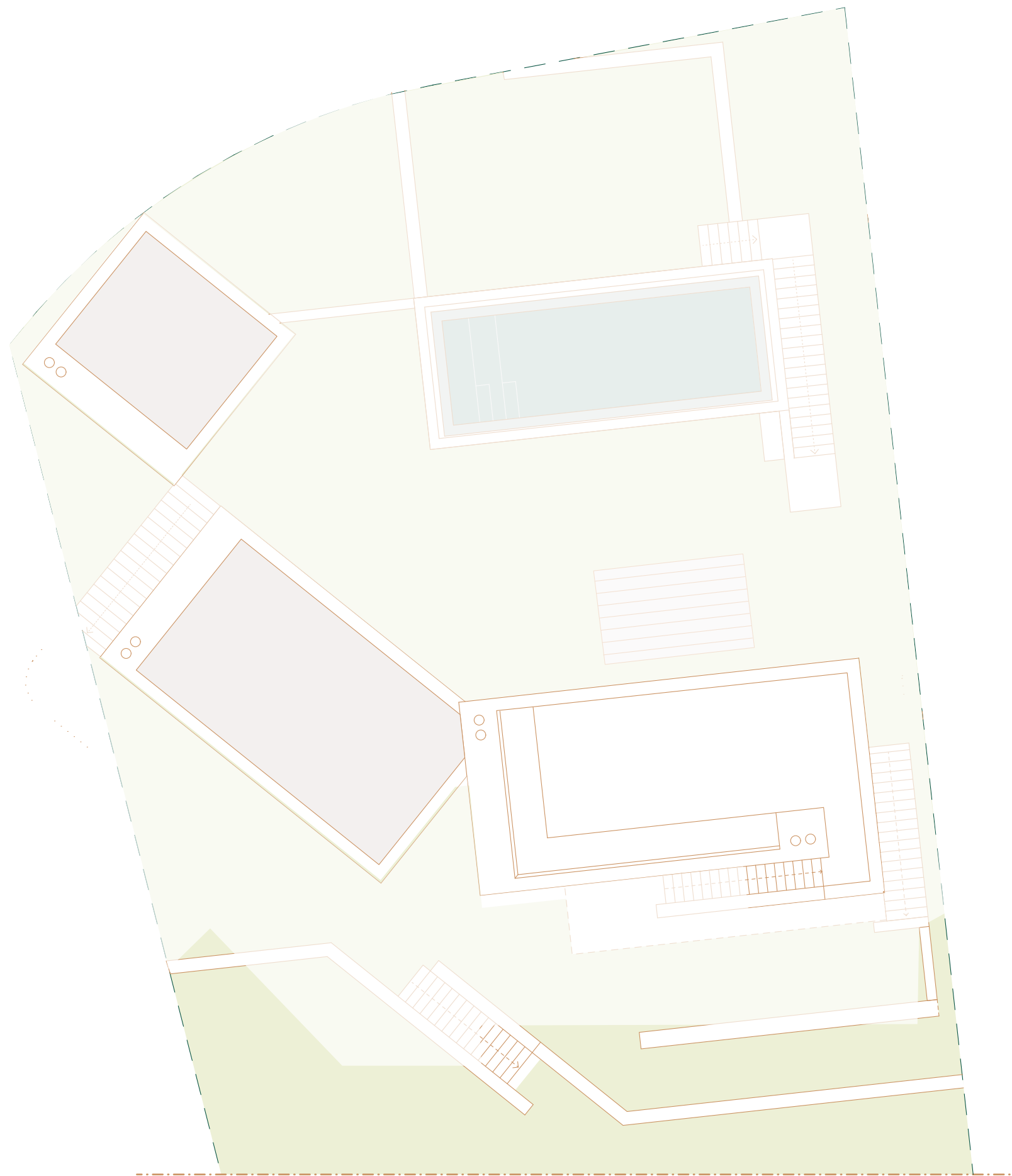
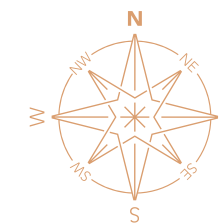
Alcedo Villas

Unit C12 | V3

ROOFTOP

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

Terrace — 56,2 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