



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

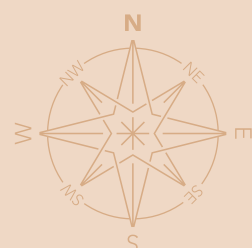
JOGGING PATH

18 HOLE
GOLF COURSE

SPA

JUNIOR CLUB

ORGANIC VEGETABLE
GARDEN







C6

C5

C4

C3

C2

C1

C7

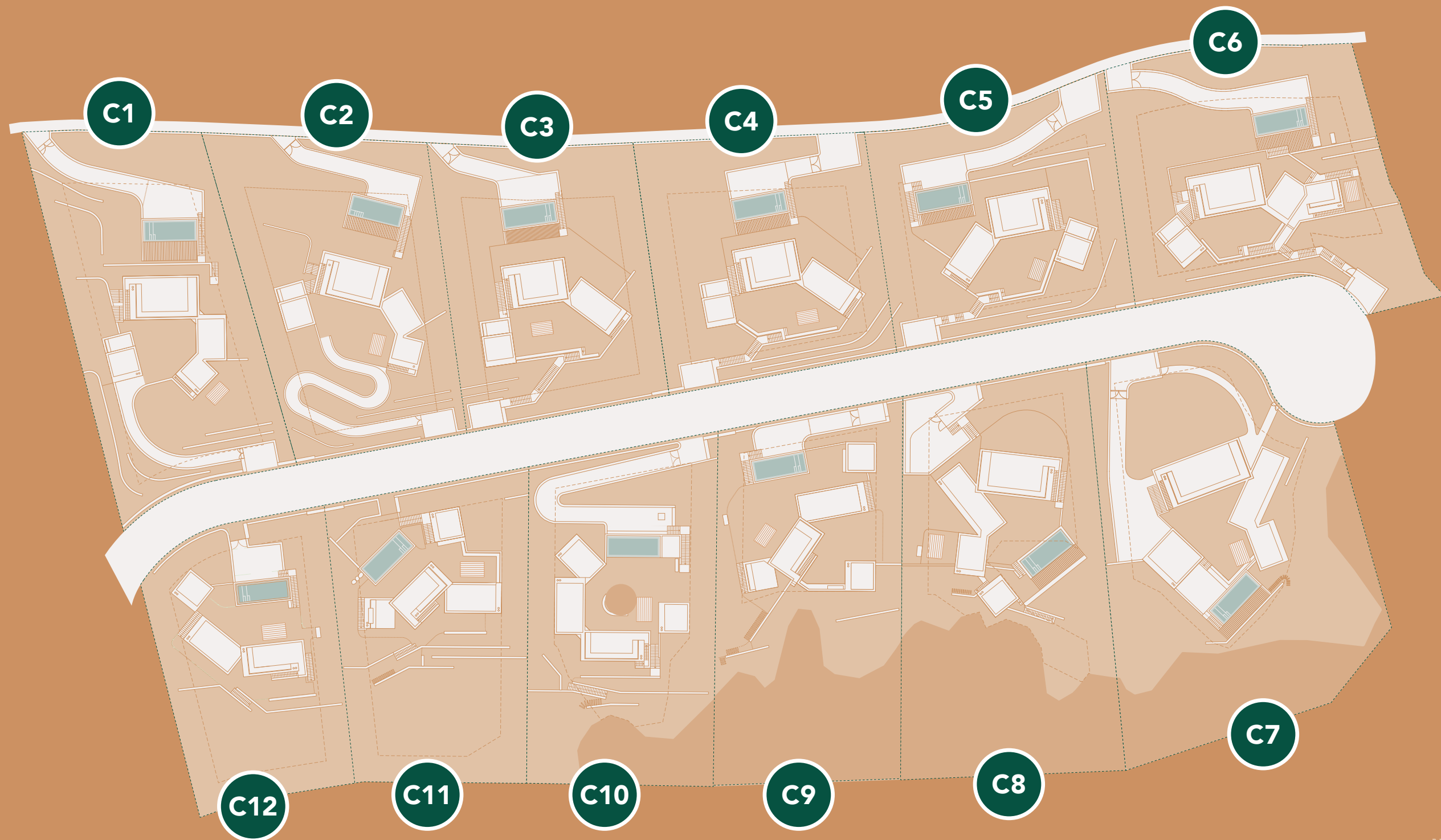
C8

C9

C10

C11

C12



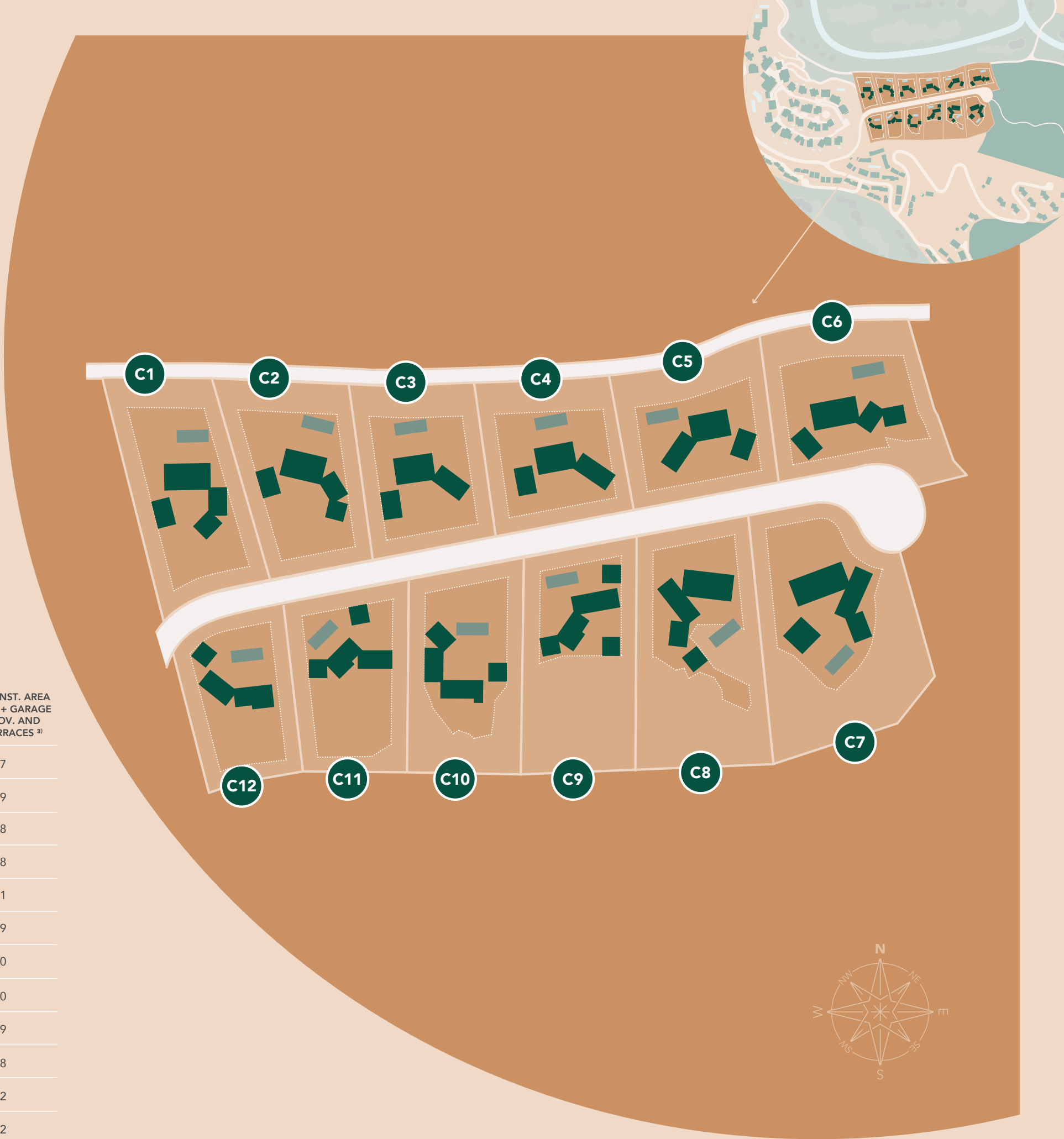
Alcedo Villas Masterplan

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





ALCEDO VILLAS

UNITS



Alcedo Villas

Unit C9 | V5

BASEMENT

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

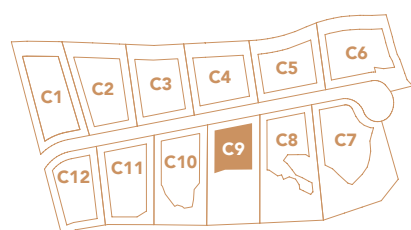
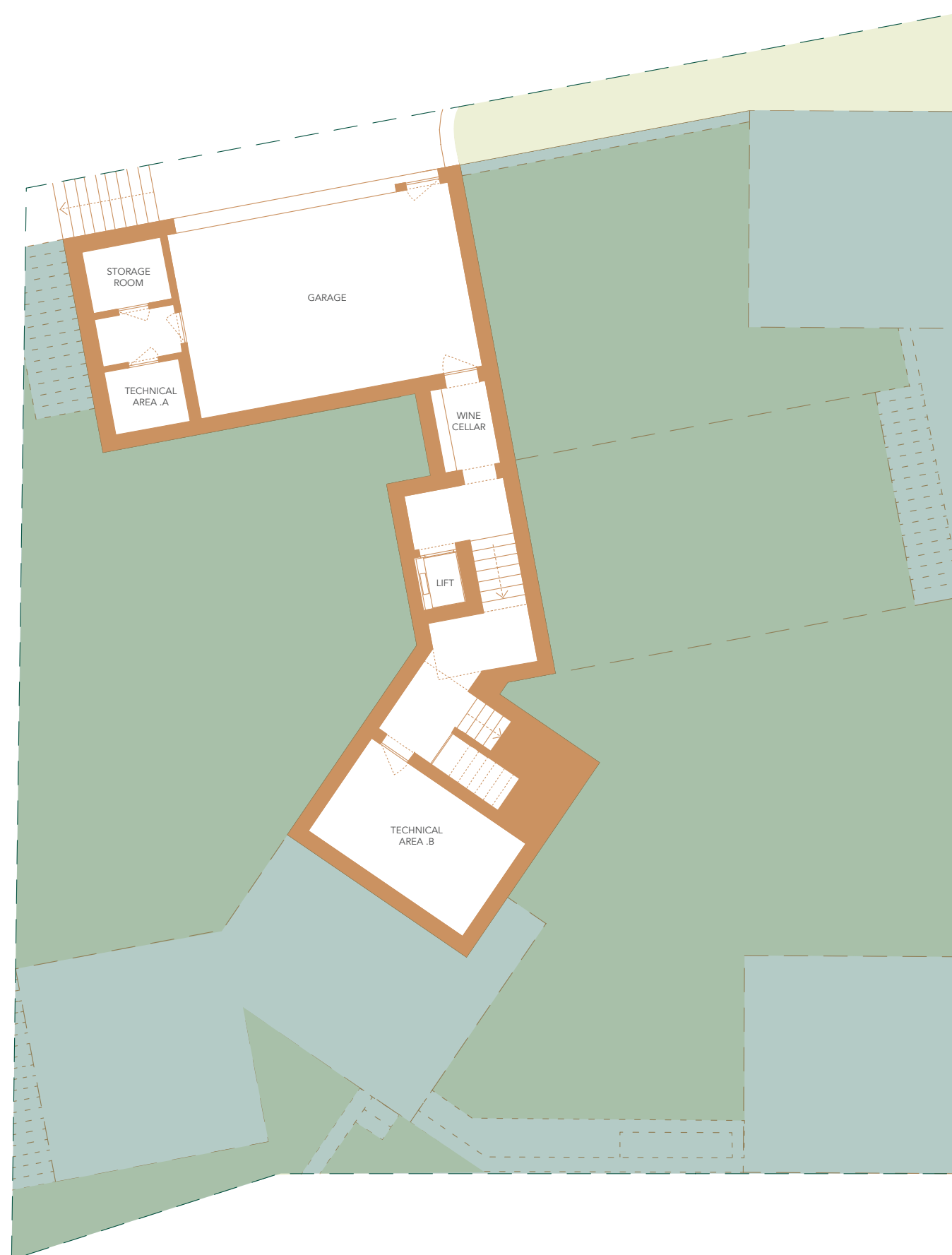
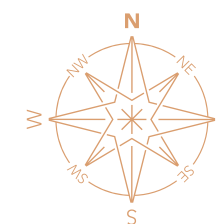
Garage — **38,3 m²**

Wine Cellar — **4,3 m²**

Technical Area .A — **3,5 m²**

Technical Area .B — **18 m²**

Storage Room — **3,7 m²**



OMBRIA
RESORT
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Alcedo Villas

Unit C9 | V5

LOWER LEVEL

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

Living Room — **43,7 m²**

WC — **3,3 m²**

Closet — **3 m²**

Kitchen and Dining Room — **36,4 m²**

Technical Area — **6,6 m²**

Pantry — **6,4 m²**

TV Room — **15 m²**

Closet — **4,2 m²**

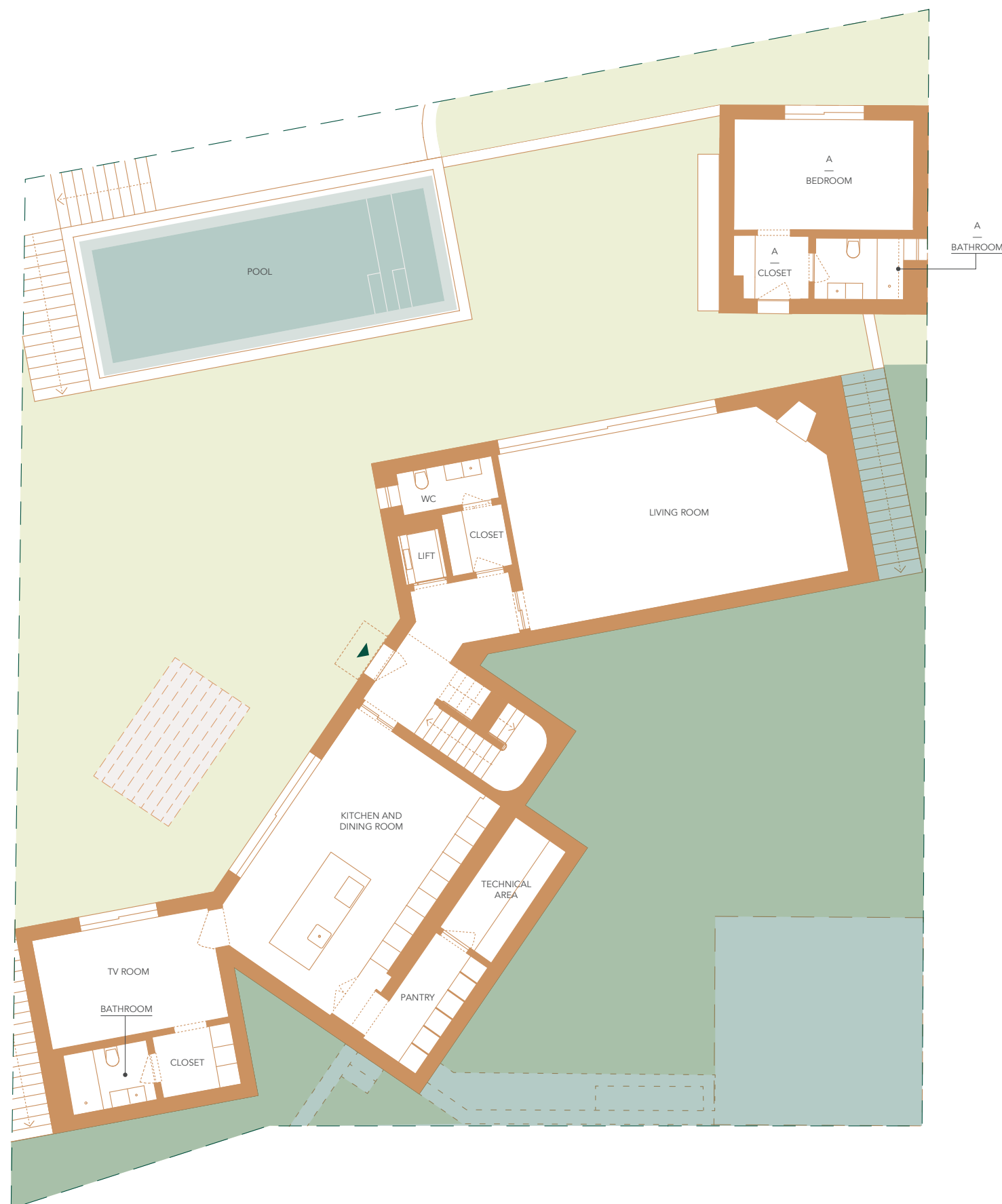
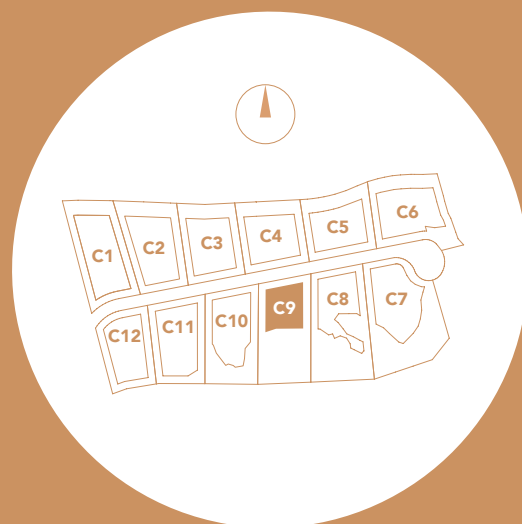
Bathroom — **4,7 m²**

A

Bedroom — **15,5 m²**

Closet — **3,9 m²**

Bathroom — **4 m²**





Alcedo Villas

Unit C9 | V5

UPPER LEVEL

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

A

Bedroom — **28,7 m²**

Bathroom — **14,2 m²**

Closet — **7 m²**

B

Bedroom — **15 m²**

Bathroom — **4,7 m²**

Closet — **4,2 m²**

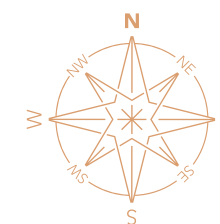
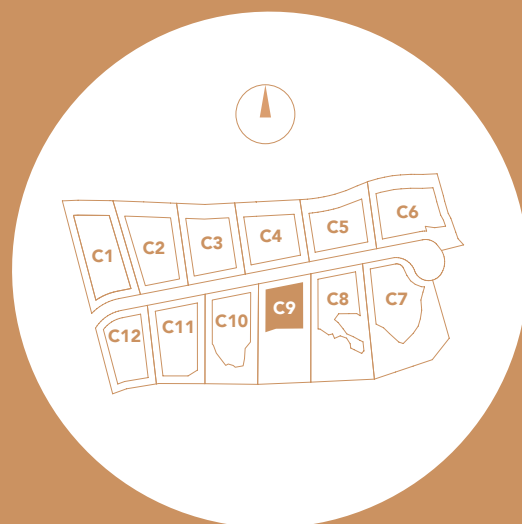
Covered Terrace — **10,5 m²**

C

Bedroom — **15 m²**

Bathroom — **4,7 m²**

Closet — **4,2 m²**





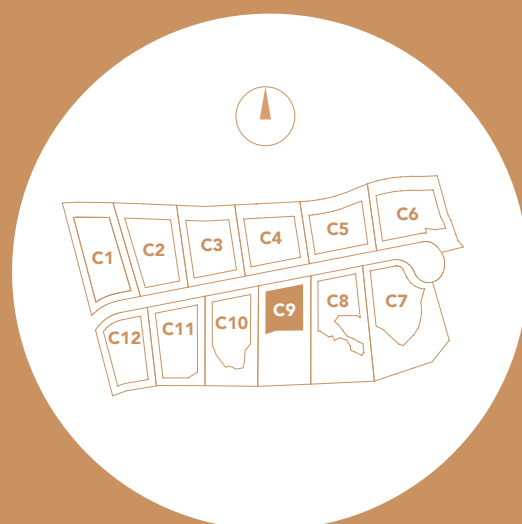
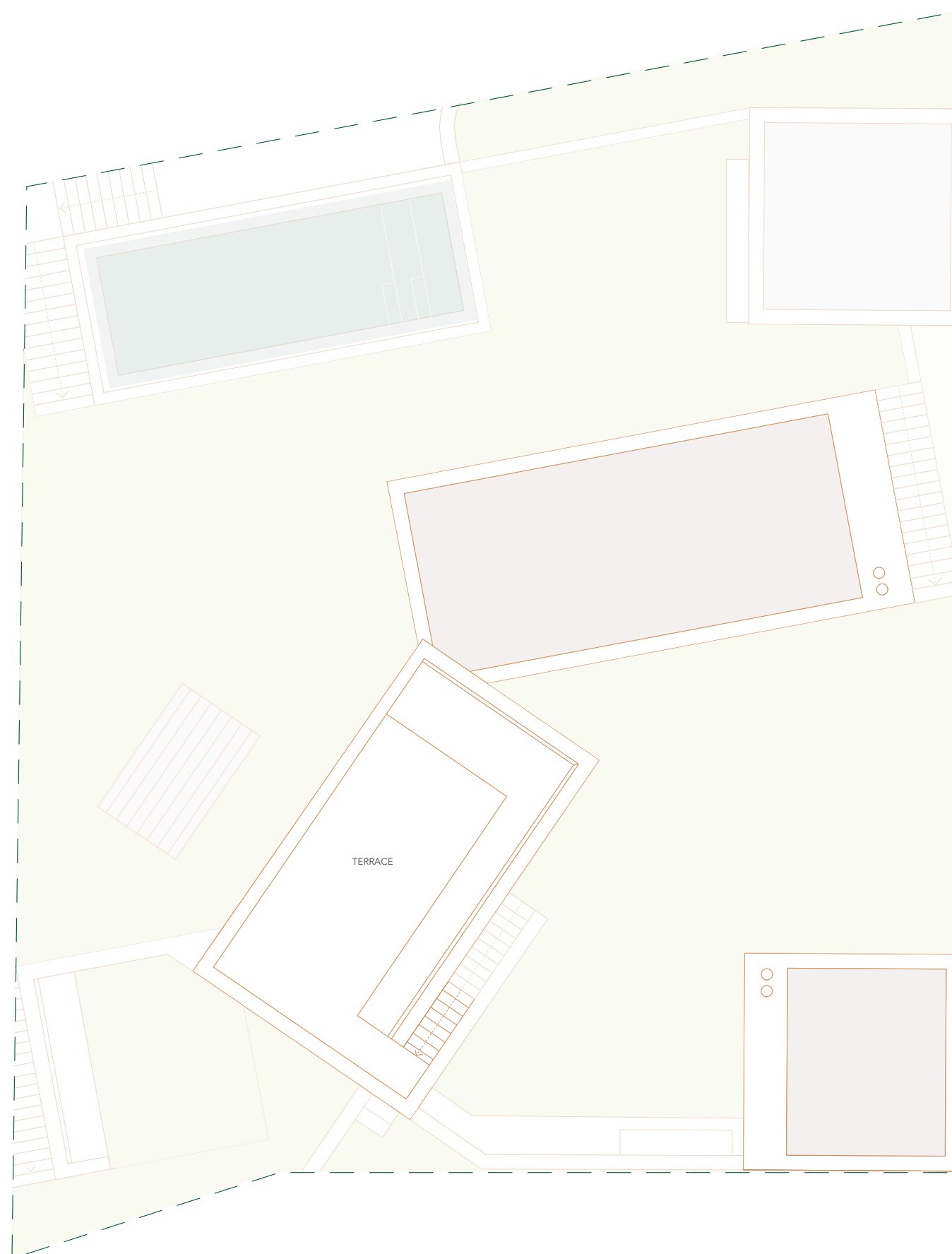
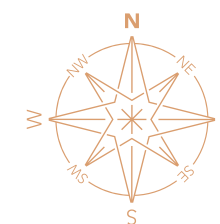
Alcedo Villas

Unit C9 | V5

ROOFTOP

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

Terrace — 50 m²



ALCEDO
VILLAS

UNIT C10



Alcedo Villas

Unit C10 | V4

PLOT AREA — 2270 m²

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

1. Int. Gross Const. Area — 391,2 m²

a. Upper Level — 109,6 m²

b. Lower Level — 222,2 m²

c. Basement — 59,4 m²

2. Covered Terraces — 12,9 m²

3. Uncovered Terraces — 0 m²

4. Rooftop Terraces — 59,2 m²

5. Technical Areas — 50,9 m²

a. Lower Level — 15,3 m²

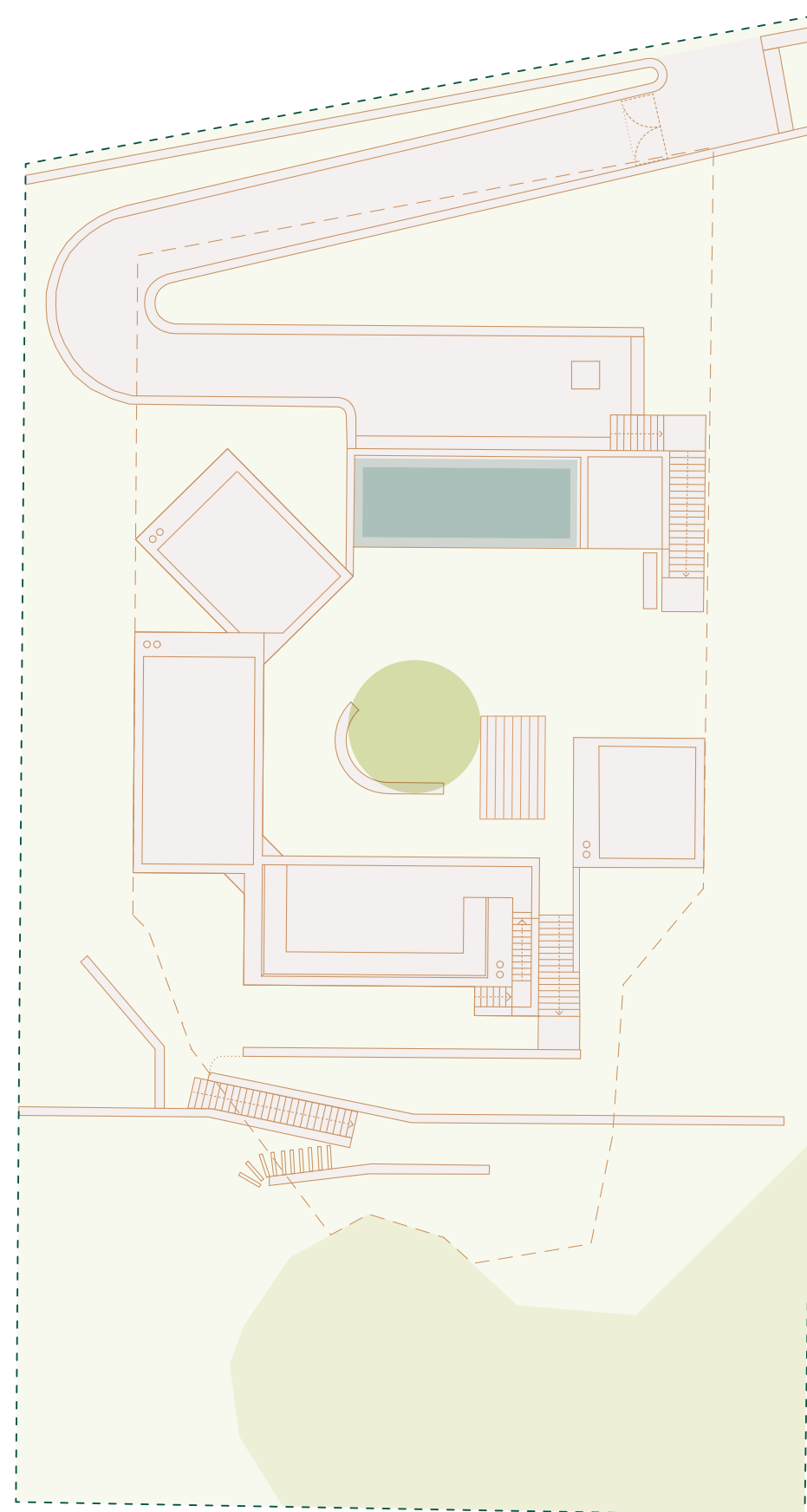
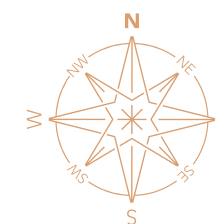
b. Basement — 35,6 m²

6. Garage — 62,6 m²

7. Pool — 10 m x 4 m

— Int. Gross Const. Area	504,7 m ²
+ Technical Areas	
+ Garage (1+5+6)	

— **Total Area** (1+2+3+4+5+6) — **576,8 m²**





Alcedo Villas

Unit C10 | V4

BASEMENT

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

Garage — **38,3 m²**

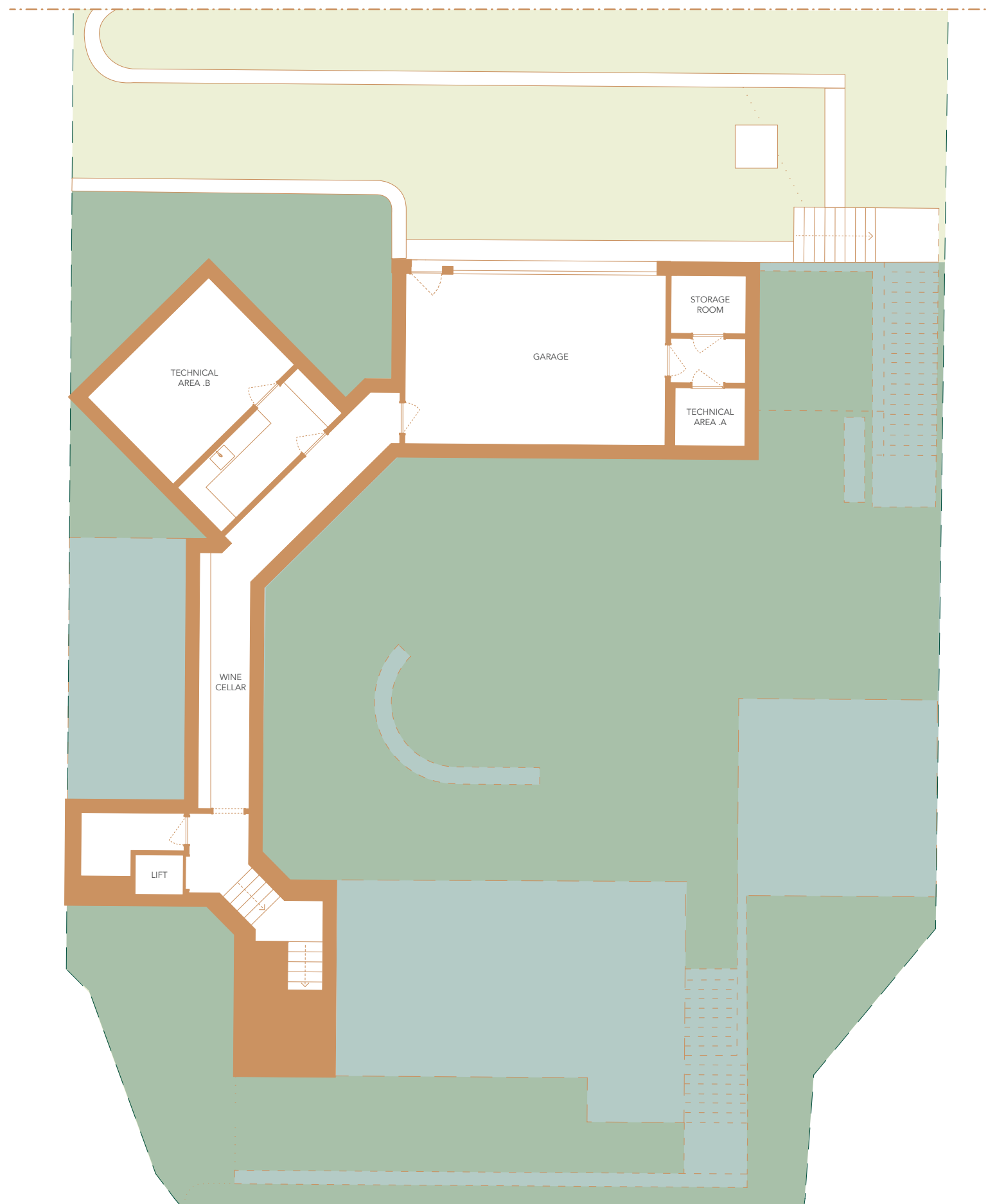
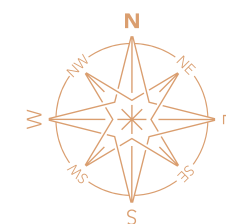
Wine Cellar — **10,9 m²**

Technical Area .A — **3,5 m²**

Technical Area .B — **17,9 m²**

Technical Area .C — **9,3 m²**

Storage Room — **3,7 m²**



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Alcedo Villas

Unit C10 | V4

LOWER LEVEL

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

TV Room — **25 m²**

Closet — **4,3 m²**

Bathroom — **4,9 m²**

Living Room — **33 m²**

WC .1 — **3,2 m²**

Kitchen and Dining Room — **42,9 m²**

Technical Area — **11,7 m²**

Pantry — **5,6 m²**

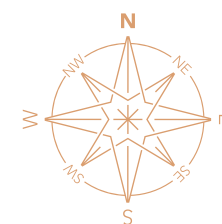
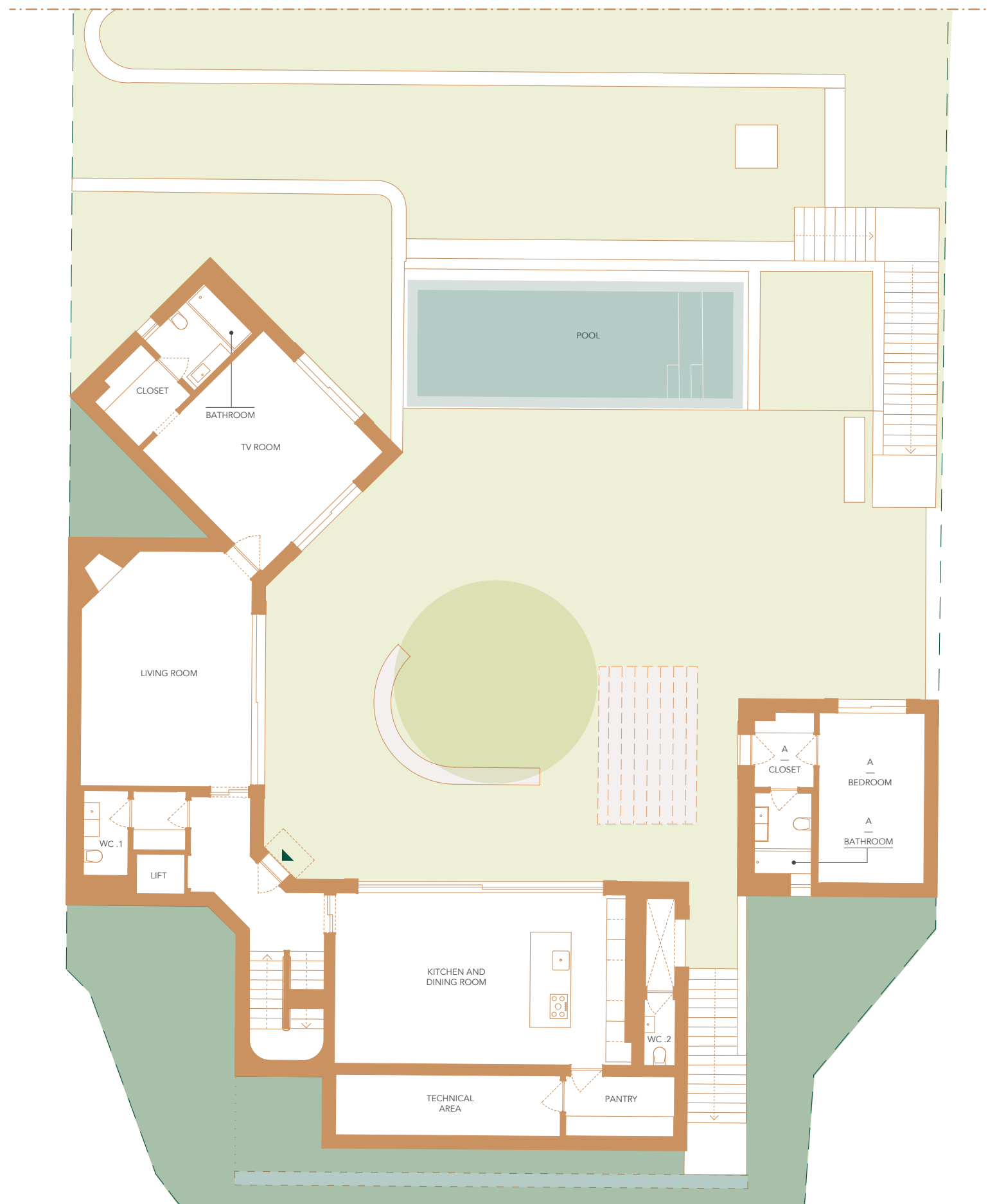
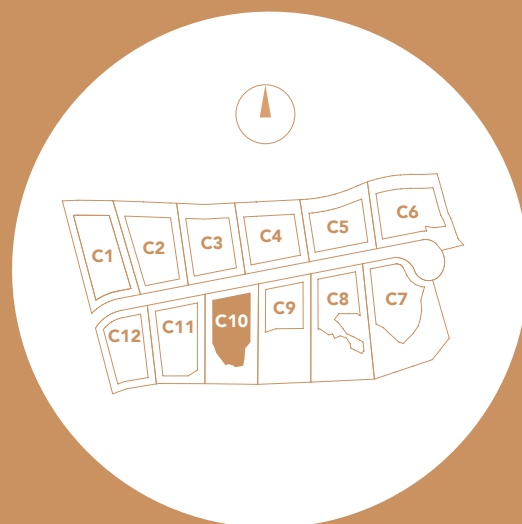
WC .2 — **2 m²**

A

Bedroom — **15,5 m²**

Closet — **3,7 m²**

Bathroom — **4 m²**





Alcedo Villas

Unit C10 | V4

UPPER LEVEL

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

A

Bedroom — **17 m²**

Bathroom — **13,1 m²**

Covered Terrace — **9 m²**

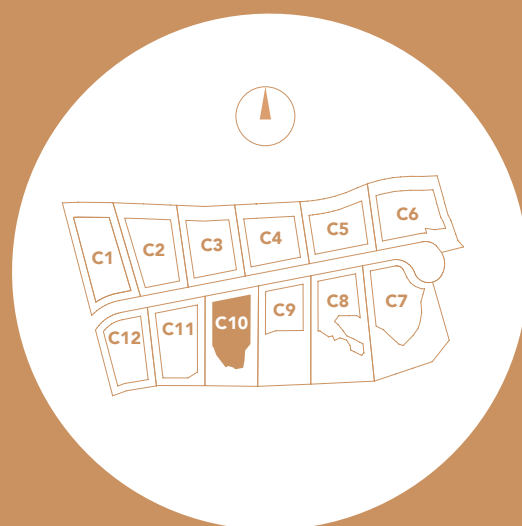
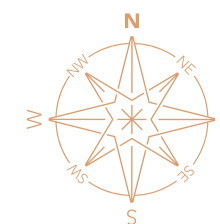
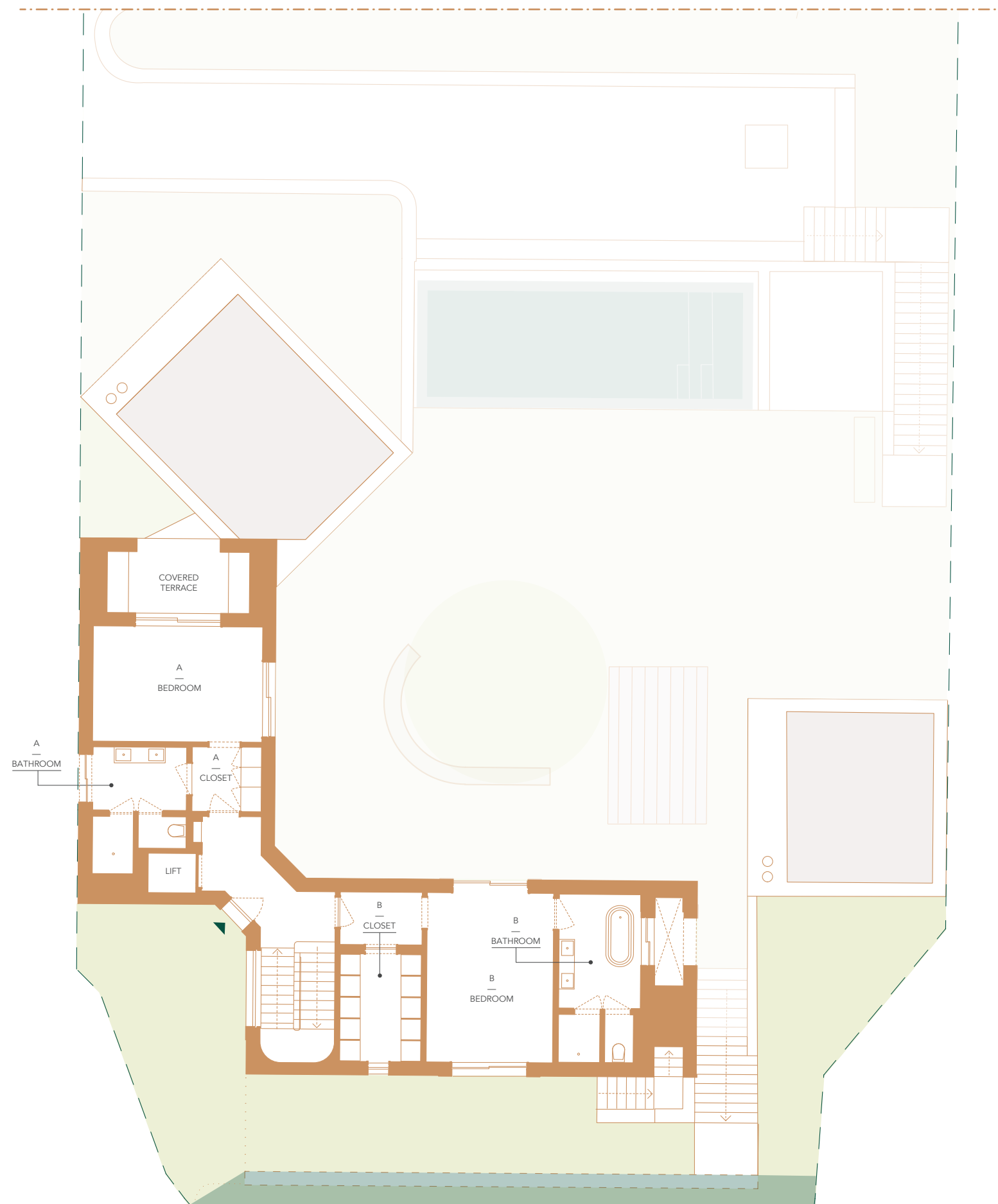
Closet — **4 m²**

B

Bedroom — **30,6 m²**

Bathroom — **11,3 m²**

Closet — **7,6 m²**



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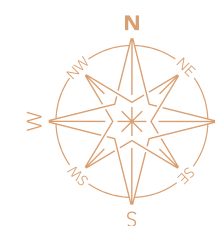
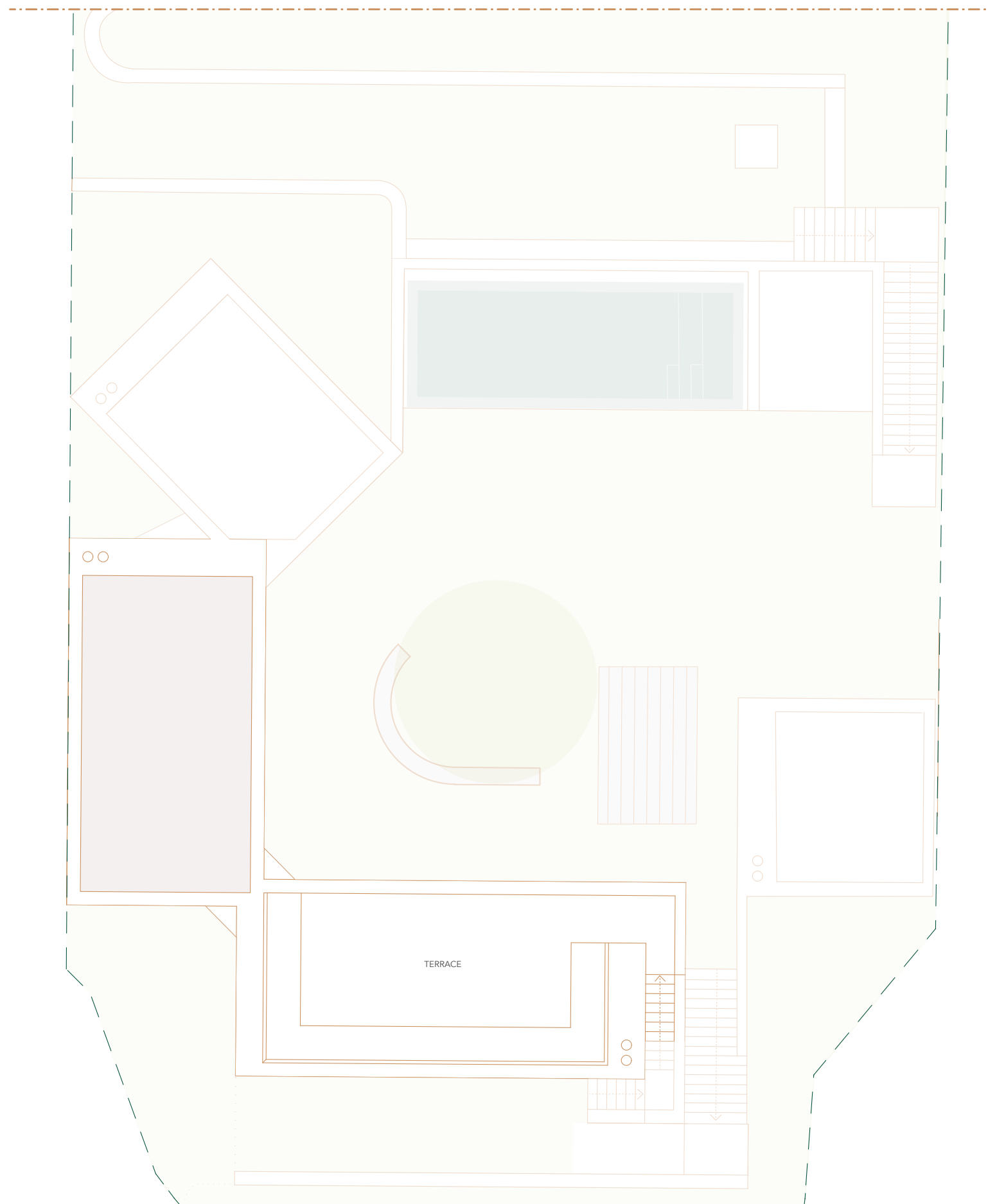
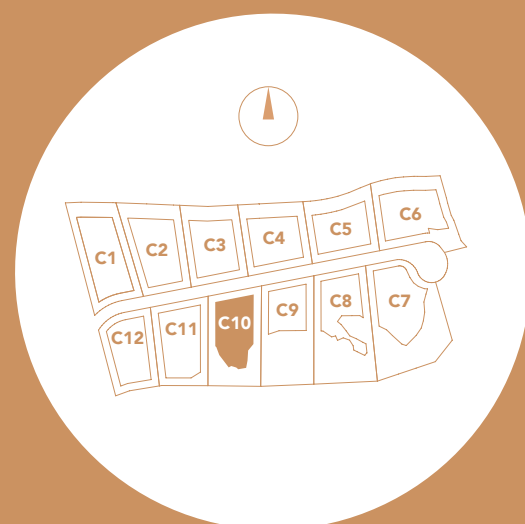
Alcedo Villas

Unit C10 | V4

ROOFTOP

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

Terrace — **54,3 m²**





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