



**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

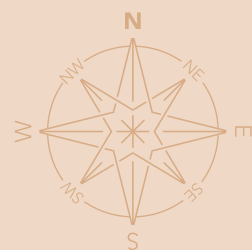
JOGGING PATH

18 HOLE  
GOLF COURSE

SPA

JUNIOR CLUB

ORGANIC VEGETABLE  
GARDEN











C6

C5

C4

C3

C2

C1

C7

C8

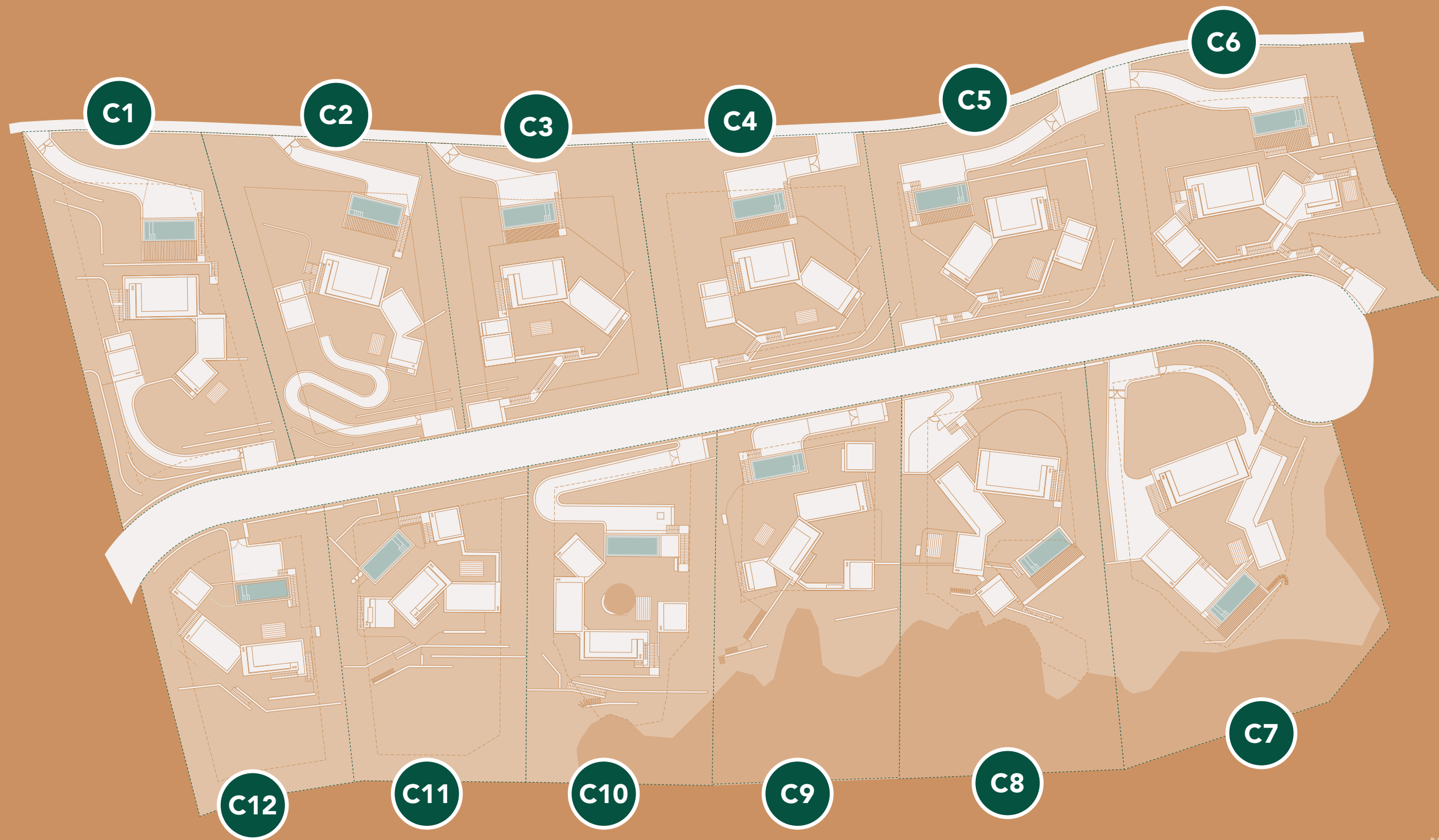
C9

C10

C11

C12



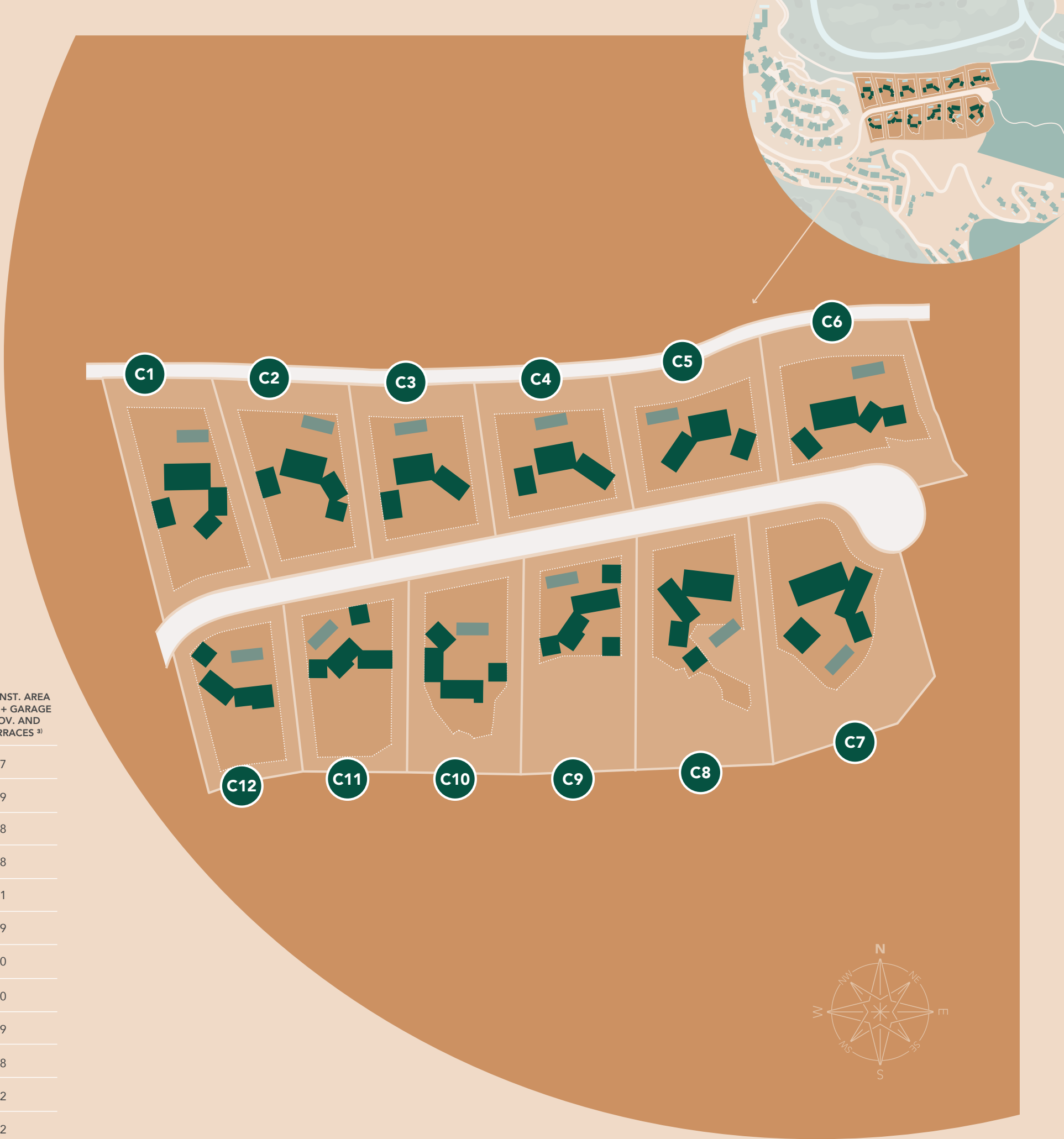




# Alcedo Villas Masterplan

| UNIT | PLOT AREA M <sup>2</sup> | NUMBER OF BEDROOMS | TYPE <sup>1)</sup> | INT. GROSS CONST. AREA + TECH. AREAS + GARAGE <sup>2)</sup> | INT. GROSS CONST. AREA + TECH. AREAS + GARAGE + COV., UNCOV. AND ROOFTOP TERRACES <sup>3)</sup> |
|------|--------------------------|--------------------|--------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 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                                                                                          |

<sup>1)</sup> Type L: Bedrooms in the lower level; Type U: Bedrooms in the upper level  
<sup>2)</sup> Internal Gross Construction Area + Technical Areas + Garage  
<sup>3)</sup> Internal Gross Construction Area + Technical Areas + Garage + Covered, Uncovered and Rooftop Terraces







C6

C7

C8

C5



# ALCEDO VILLAS

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## UNITS



ALCEDO  
VILLAS

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UNIT C2





# Alcedo Villas

## Unit C2 | V4

PLOT AREA — 2232 m<sup>2</sup>

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

**1. Int. Gross Const. Area — 381,9 m<sup>2</sup>**

a. Upper Level — 139,4 m<sup>2</sup>

b. Lower Level — 186,1 m<sup>2</sup>

c. Basement — 56,4 m<sup>2</sup>

**2. Covered Terraces — 30,55 m<sup>2</sup>**

**3. Uncovered Terraces — 12,5 m<sup>2</sup>**

**4. Rooftop Terraces — 82 m<sup>2</sup>**

**5. Technical Areas — 32,8 m<sup>2</sup>**

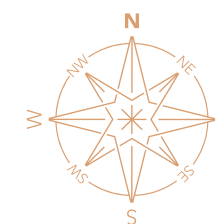
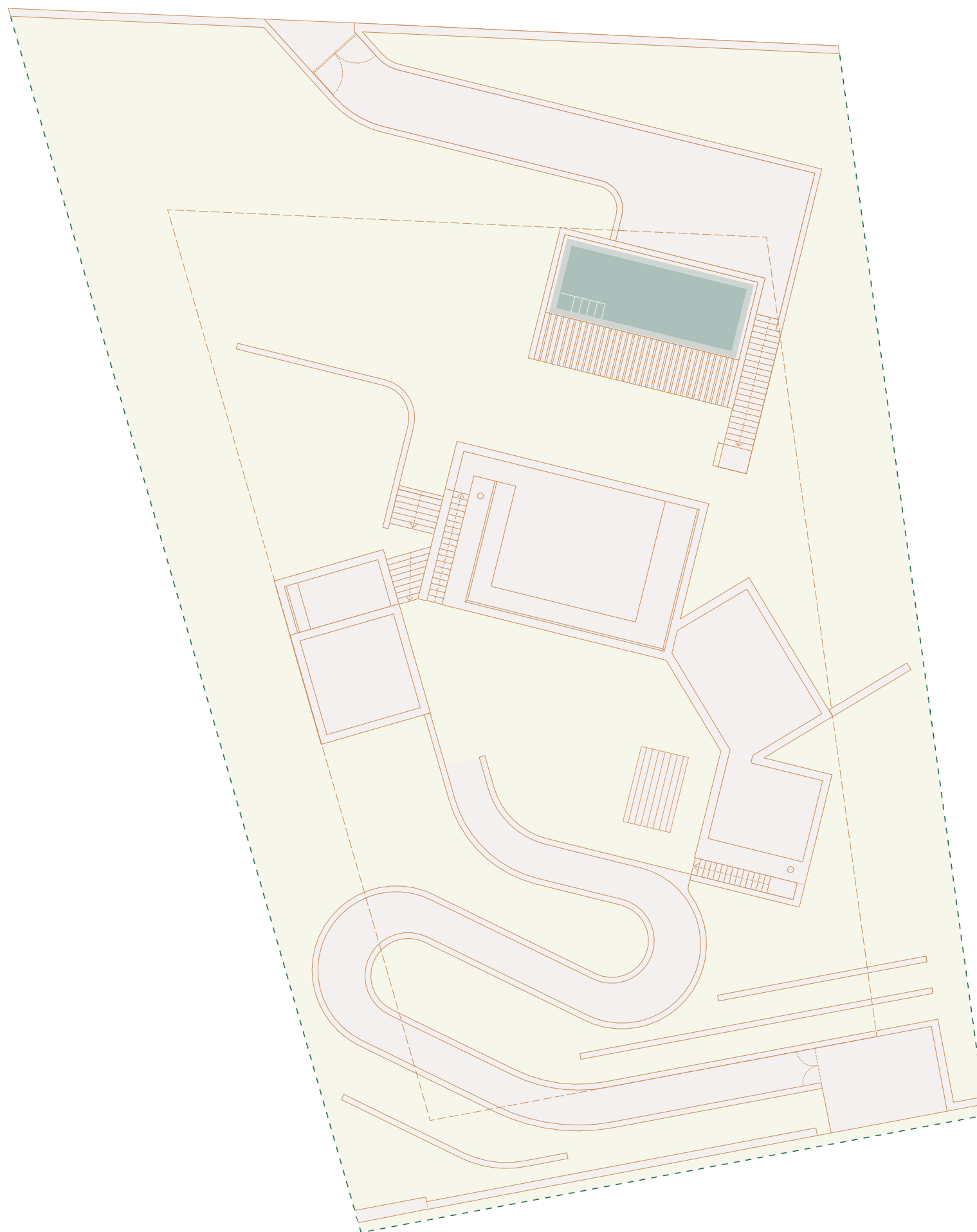
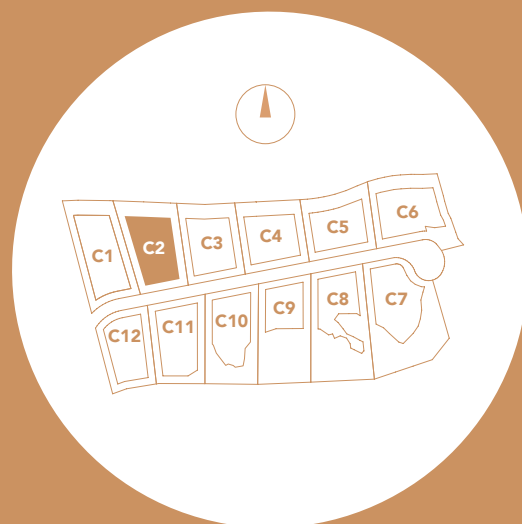
a. Lower Level — 32,8 m<sup>2</sup>

**6. Garage — 62,6 m<sup>2</sup>**

**7. Pool — 10 m x 4 m**

|                          |                      |
|--------------------------|----------------------|
| — Int. Gross Const. Area | 477,3 m <sup>2</sup> |
| + Technical Areas        |                      |
| + Garage (1+5+6)         |                      |

— **Total Area (1+2+3+4+5+6) — 602,4 m<sup>2</sup>**







# Alcedo Villas

## Unit C2 | V4

### BASEMENT

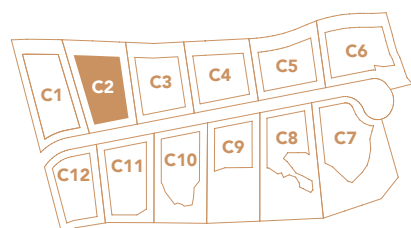
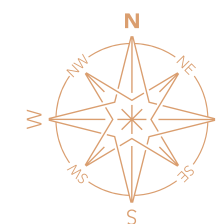
( all areas shown in this page are **usable** )

Garage — **37,5 m<sup>2</sup>**

Wine Cellar — **9,2 m<sup>2</sup>**

Technical Area — **3,7 m<sup>2</sup>**

Storage Room — **6,5 m<sup>2</sup>**



**OMBRIA**  
RESORT  
ALGARVE · PORTUGAL





# Alcedo Villas

## Unit C2 | V4

### LOWER LEVEL

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

#### A

Bedroom — **20,6 m<sup>2</sup>**

Bathroom — **16,8 m<sup>2</sup>**

Closet — **6,5 m<sup>2</sup>**

#### B

Bedroom — **19,1 m<sup>2</sup>**

Bathroom — **3,6 m<sup>2</sup>**

Corridor — **7,3 m<sup>2</sup>**

#### C

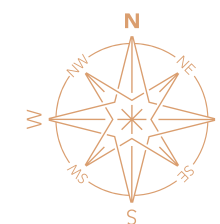
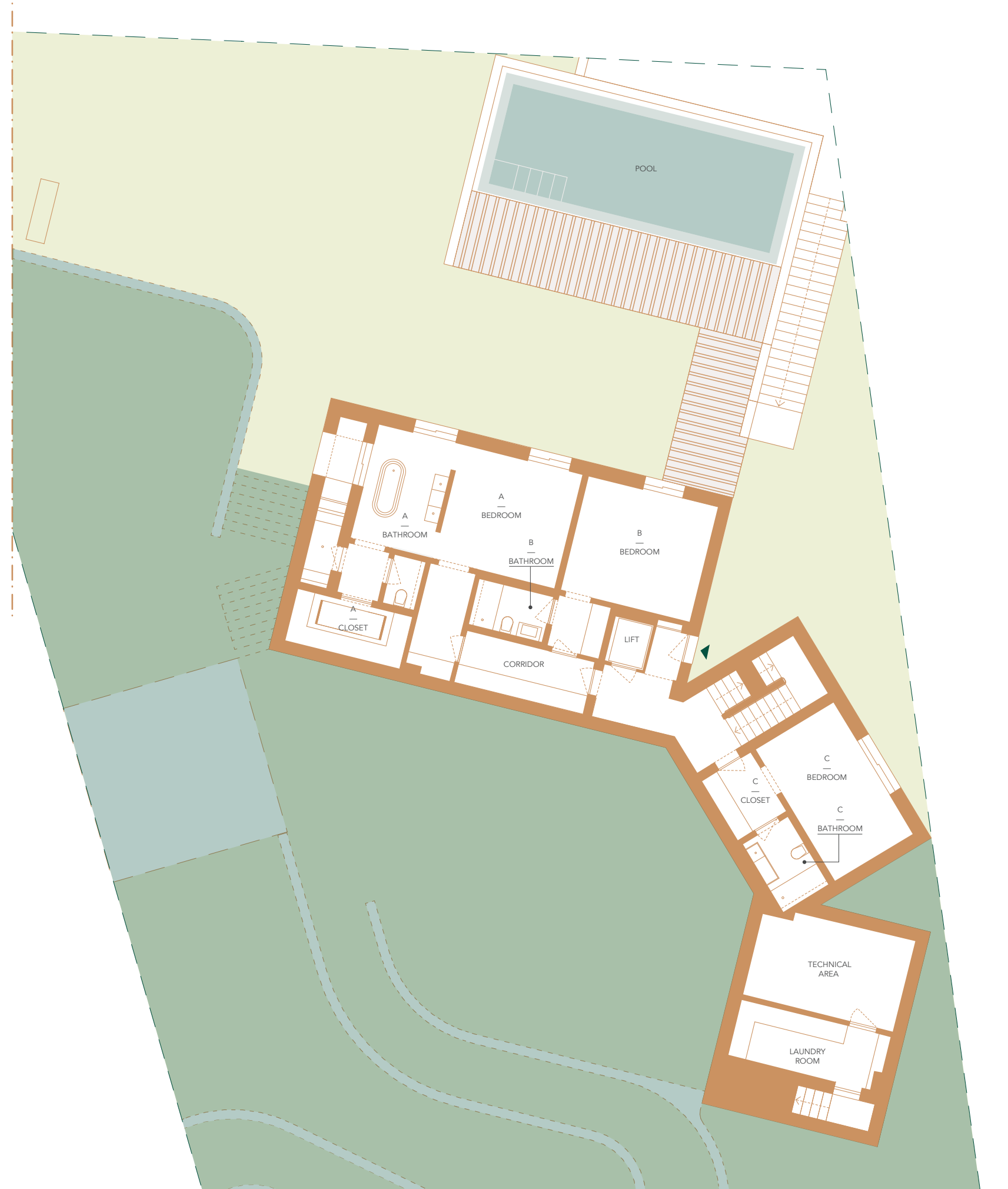
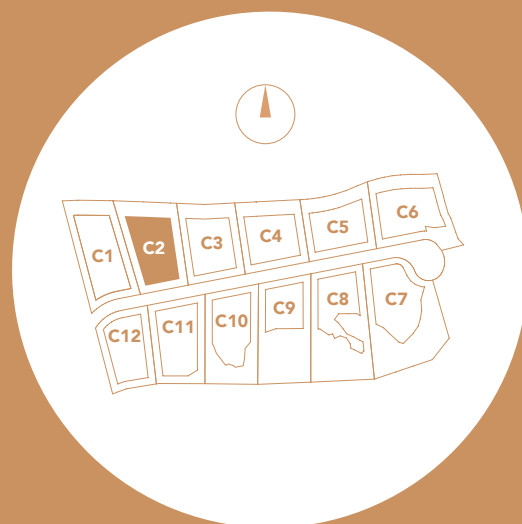
Bedroom — **15 m<sup>2</sup>**

Bathroom — **4,7 m<sup>2</sup>**

Closet — **4,2 m<sup>2</sup>**

Technical Area — **14,4 m<sup>2</sup>**

Laundry Room — **8,9 m<sup>2</sup>**







# Alcedo Villas

## Unit C2 | V4

### UPPER LEVEL

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

Kitchen — **25 m<sup>2</sup>**

Dining Room — **24,5 m<sup>2</sup>**

WC — **2,7 m<sup>2</sup>**

Living Room — **41,1 m<sup>2</sup>**

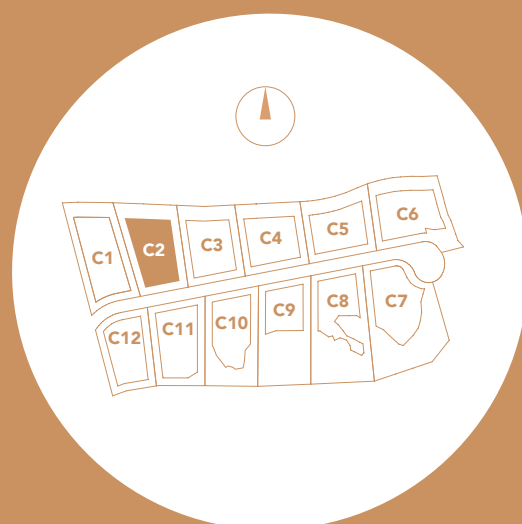
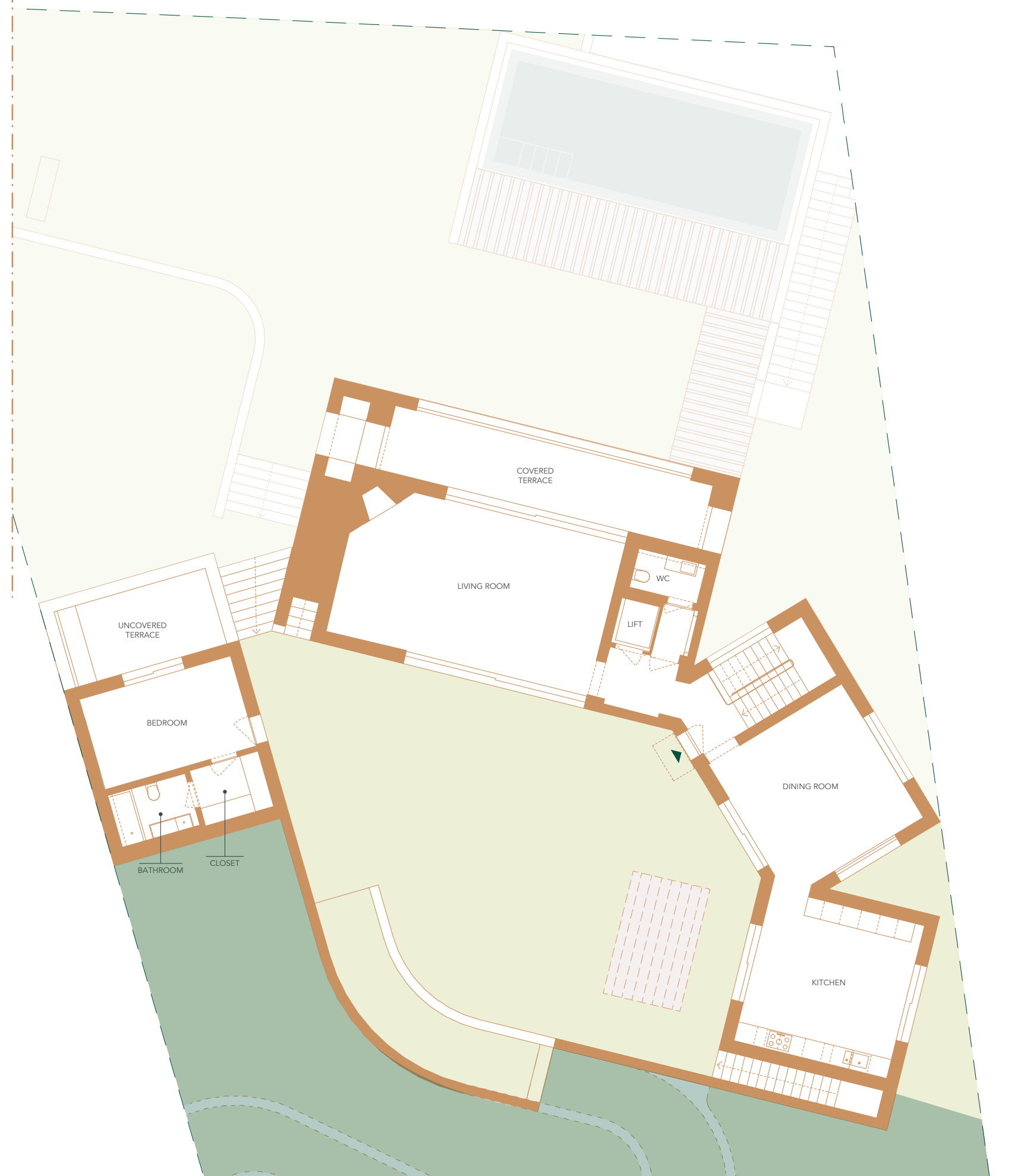
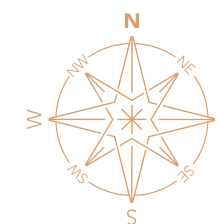
Covered Terrace — **26,5 m<sup>2</sup>**

Uncovered Terrace — **12,5 m<sup>2</sup>**

Bedroom — **14,7 m<sup>2</sup>**

Bathroom — **4,3 m<sup>2</sup>**

Closet — **4,1 m<sup>2</sup>**







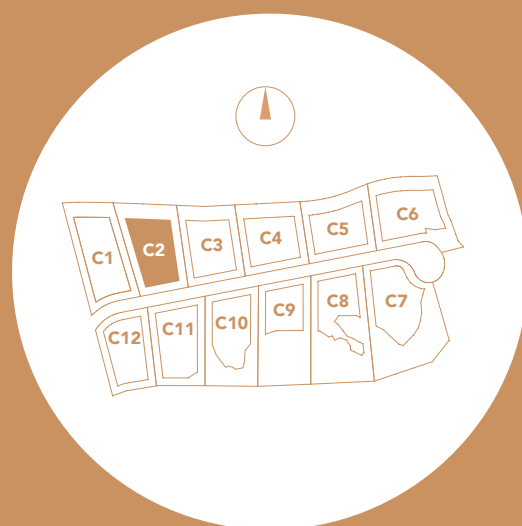
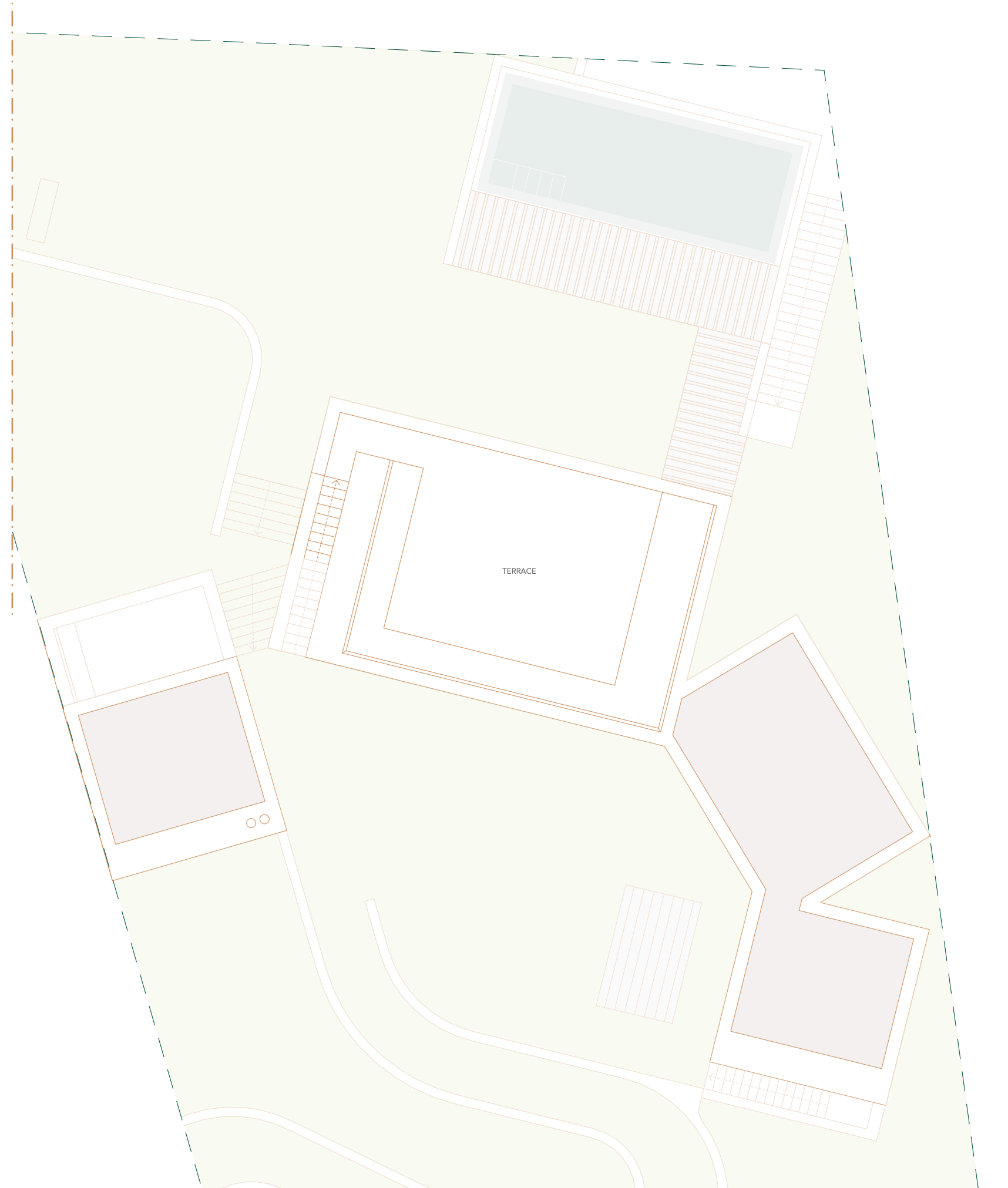
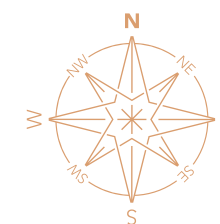
# Alcedo Villas

## Unit C2 | V4

### ROOFTOP

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

Terrace — **82 m<sup>2</sup>**





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