



# Viceroy Residences

## Unit 2311 | T2

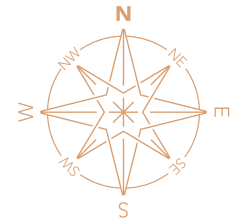
TWO BEDROOM APARTMENT  
FRACTION CM | FIRST FLOOR

Internal Gross C. Area — **145.97 m<sup>2</sup>**  
Uncovered Terrace — **9.26 m<sup>2</sup>**  
Covered Terrace — **23.31 m<sup>2</sup>**  
Total — **178.54 m<sup>2</sup>**

Hall — 2.7 m<sup>2</sup>  
Kitchen — 4.1 m<sup>2</sup>  
WC — 2.3 m<sup>2</sup>  
Living room — 31.4 m<sup>2</sup>  
Terrace — 11.5 m<sup>2</sup>

**A**  
Bedroom — 18.1 m<sup>2</sup>  
Closet — 3.8 m<sup>2</sup>  
Bathroom — 13.7 m<sup>2</sup>

**B**  
Bedroom — 18.6 m<sup>2</sup>  
Closet — 5.7 m<sup>2</sup>  
Bathroom — 13.0 m<sup>2</sup>



GROSS AREAS

USABLE AREAS





← LOULÉ 7 KM

^ FONTE BENÉMOLA 1 KM  
QUERENÇA 2 KM

MAIN ENTRANCE

## Masterplan

- |   |                          |
|---|--------------------------|
| <b>1</b> VICEROY at OMBRIA RESORT<br>— 5 Star Hotel<br>— Viceroy Residences | RESTAURANTS              |
| <b>2</b> ALCEDO VILLAS<br>— Private Villas                                  | FITNESS                  |
| <b>3</b> ORIOLE VILLAGE<br>— Apartments<br>/ Townhouses / Villas            | CYCLING LANE             |
| <b>4</b> FUTURE DEVELOPMENT   | NATURE PATH              |
| <b>5</b> FUTURE DEVELOPMENT (VILLAS)  | JOGGING PATH             |
| CLUBHOUSE   | 18 HOLE GOLF COURSE      |
| CONFERENCE CENTER   | SPA                      |
| ASTRONOMICAL OBSERVATORY  | JUNIOR CLUB              |
| PRAÇA   | ORGANIC VEGETABLE GARDEN |









# Viceroy Residences Masterplan

-  Reception
-  All-Day Dining
-  Bistro Gourmet
-  Pool Grill
-  Scene Bar
-  Speciality Restaurant
-  Praça
-  Scene Bar / Library
-  Gym
-  Clubhouse
-  Spa
-  Kids Club
-  Astronomic Observatory
-  Conference Centre



# Viceroy Residences Masterplan

## FIRST FLOOR

- T0 | One Bedroom Suite
- ▴ T1 | One Bedroom Apartment
- T2 | Two Bedroom Apartment
- Pool / Jacuzzi



# Viceroy Residences at Ombria Resort

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## Schedule of Building Specifications

### Structure

#### ○ Foundations

Deeply buried reinforced concrete.  
Reinforced concrete.

#### ○ Nogging

For better soundproofing and as a barrier against possible water infiltration, we have opted to use a system which comprises solid reinforced concrete slabs.

### Exterior elements

#### ○ Façade

For perfect thermal protection and sound proofing, the façades comprise 'Diathonite Evolution', a natural eco-friendly premixed plaster, totally cement-free, made with pure natural hydraulic lime, clay, diatomaceous earth and reinforcing fibres. This product has the best coefficient of thermal conductivity currently on the market for thermal coatings. There is also an air chamber and the outer layer will be plastered with cement and painted on perforated brickwork

#### ○ Swimming Pools & Jacuzzis

Some ground floor units have a swimmingpool,whose construction is by concrete

base finished with tiles. Swimming pools have a ground source geothermal heating pump and chlorine dioxide water treatment system.

The deck around the swimming pool is made of solid wood.

The jacuzzis on some top-floor units are by TEUCO or equivalent.

#### ○ Front Door

Wood door covered by phenolic panel with security lock.

#### ○ Windows & Doors

Ottima 38 Plus bronze anodised aluminium with double solar glazing, or equivalent.

Ottima 38 Plus have:

- 20 mm profile sight line between panes.
- embedded sill, avoiding physical or visual obstructions.
- 98% of the window surface is structural glass.

#### ○ Terraces and balconies

The floor surfaces of covered and uncovered terraces are of Portuguese limestone.

### Interior elements

#### ○ Partitions

Double walls with insulation between units and single walls through, affording excellent thermal and sound insulation using a Diathonite Thermactive, a spray cork-based insulation.

#### ○ Interior finishes

Oak wood floors by Weitzer Parkett or equivalent, in halls, bedrooms, living rooms and kitchens.

The walls are painted flush with high quality paint in white dove colour.

False ceilings made of plasterboard laminates painted in white dove, suspended from a metallic structure and with Coal Rustic Finish / Dark brown/Black oak wood beams.

### Carpentries

Solid Oak wood lacquered in Coal Rustic Finish / Dark brown.

Spacious fully fitted wardrobes/closets, made of dark oak wood. The interior structure is made of dark oak wood, jute grasscloth / natural fibers. Doors are lacquered in dark oak wood with custom laminated glass panels and Jamb switch activated lighting.

### Bathrooms

The floor is custom tiles to match stone marble by Maxfine or equivalent, accent wall on custom tile to match Travertino by Maxfine or equivalent and painted wall in white dove colour.

Vanity with built in sink in Portuguese marble Rosa Aurora.

Wall-mounted toilet and bidet by Laufen or equivalent with in-wall tank flush by Laufen or equivalent.

The chrome taps, floor mounted tub filler and showers are by DORNBACHT or equivalent.

The free-standing bathtubs are by Laufen or equivalent.

### Kitchen

Kitchens designed by Wimberly Interiors are fully fitted and equipped with latest Bosch appliances or equivalent.

Silestone or equivalent countertops and Mosaico del Sur Mosaic Tile or equivalent backsplash.

Spacious painted wood top and bottom cabinets, with under cabinet light.

## Service installations

### Sanitations Facilities

An integrated PVC system filters any unpleasant odours when draining water.

### Plumbing

The general water network and internal distribution system uses cross-linked polyethylene pipes. This material is resistant to all types of corrosion, does not produce lime scale, does not affect the characteristics of the water and has a low coefficient of conductivity which reduces heat loss.

### Climate Control & Hot Water

Domestic hot water, under-floor heating by UPONOR or equivalent and the heating of water of the swimming pools is produced primarily by VIESSMANN or equivalent vacuum solar panels. As a back-up, there are ground source geothermal equipment using DAIKIN or equivalent heat pumps.

Climate control / air-conditioning is done by geothermal equipment using DAIKIN or equivalent heat pump.

Hydraulic under-floor heating in bathrooms with thermostatic control.

### Electricity, Telephone System, Internet & TV

Smart device to control lighting and temperature in each partition.

LED lighting throughout.

Telephone, 55" LED Smart TVs with an option of tuning in to many international channels and full access to high-speed internet (fiber) via Wi-Fi.

### Security

Fire detector and alarm connected to a 24-hour central security / surveillance office.

CCTV cameras system in outdoor areas.

Properly trained security staff present 24/7 ensure the highest standards of security in the entire resort.

## Communal Areas

### Garages

There is an underground garage for 40 vehicles, some of which with plugs to charge electric cars.

### Elevators

KONE or equivalent.

### Gardens

The gardens, designed by PROMONTORIO Architects, are fully landscaped and have an automated irrigation system.



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