

ALCEDO VILLAS

Unit C1 | V5





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



C7

C8

C9

C10

C11

C12

C6

C5

C4

C3

C2

C1

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



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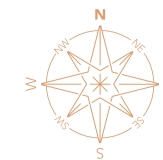
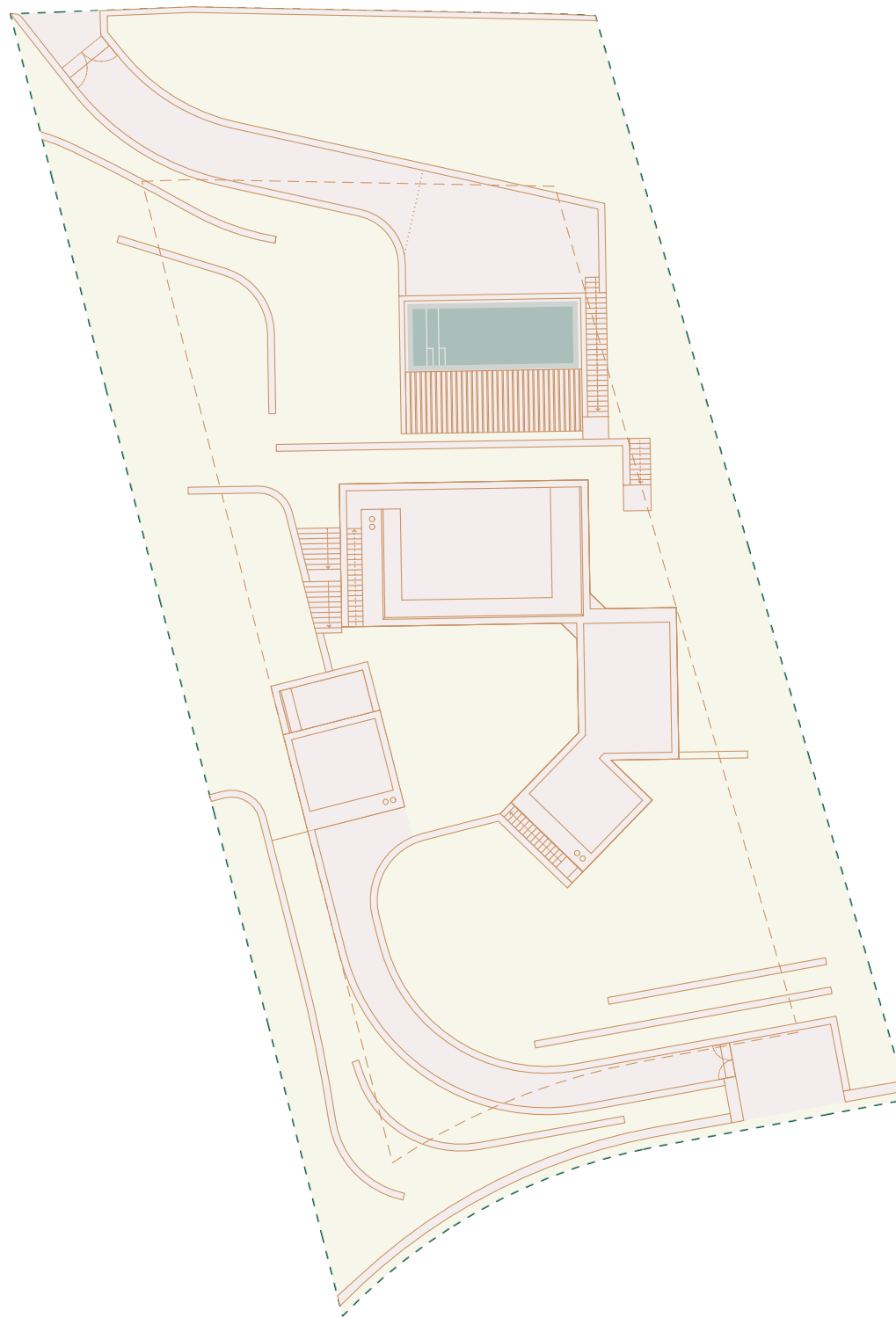
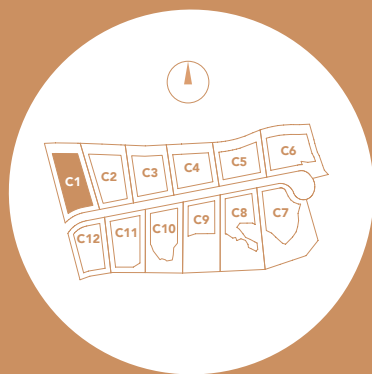
PLOT AREA — 2368 m²

(all areas shown in this page are gross)

- 1. Int. Gross Const. Area — 411,1 m²**
 - a. Upper Level — 150,9 m²
 - b. Lower Level — 203,1 m²
 - c. Basement — 57,1 m²
- 2. Covered Terraces — 33,6 m²**
- 3. Uncovered Terraces — 12,5 m²**
- 4. Rooftop Terraces — 95,2 m²**
- 5. Technical Areas — 31,9 m²**
 - a. Lower Level — 31,9 m²
- 6. Garage — 62,6 m²**
- 7. Pool — 10 m x 4 m**

— Int. Gross Const. Area
+ Technical Areas | 505,7 m²
+ Garage (1+5+6)

— Total Area (1+2+3+4+5+6) — 647 m²





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BASEMENT

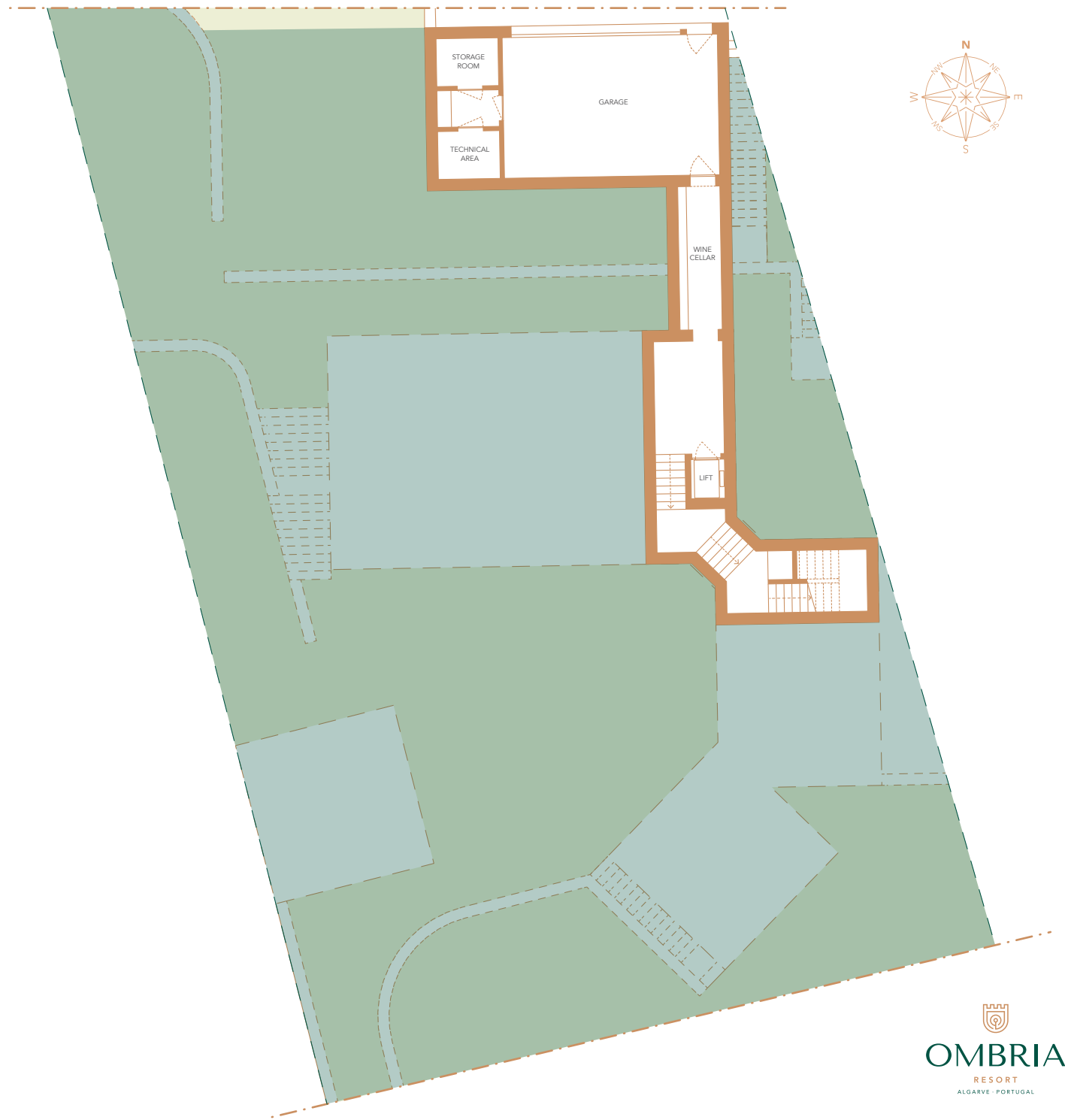
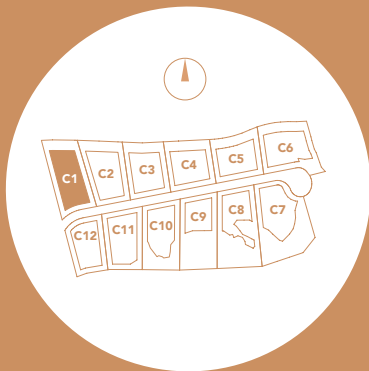
(all areas shown in this page are usable)

Garage — 38,2 m²

Wine Cellar — 7,6 m²

Technical Area — 3,7 m²

Storage Room — 3,7 m²





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LOWER LEVEL

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

A

Bedroom — **11,6 m²**

Bathroom — **16,3 m²**

Closet 1 — **6,5 m²**

Closet 2 — **7,9 m²**

B

Bedroom — **14 m²**

Bathroom — **3,5 m²**

Closet — **7,5 m²**

C

Bedroom — **14 m²**

Bathroom — **3,5 m²**

D

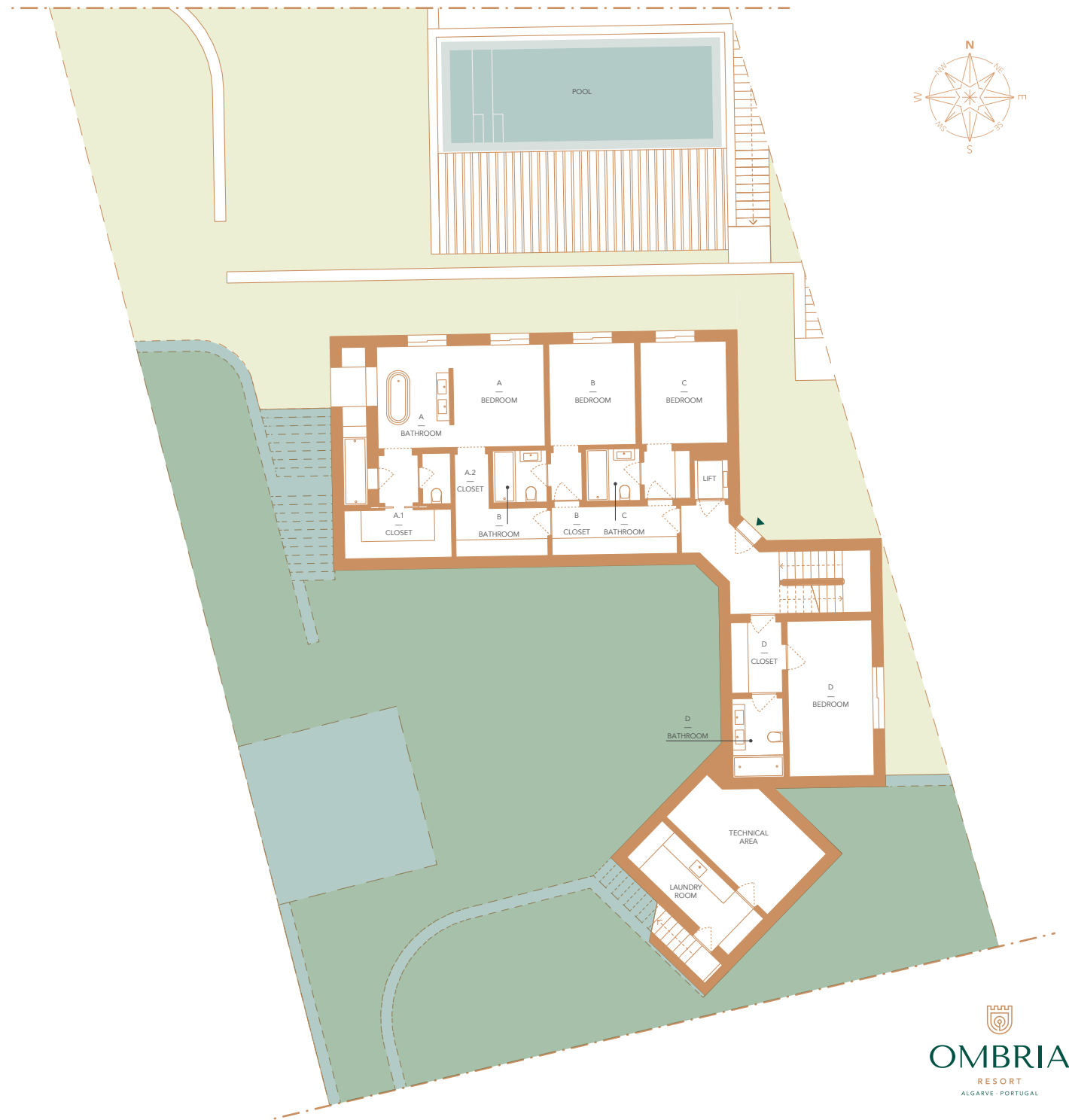
Bedroom — **16,5 m²**

Bathroom — **5 m²**

Closet — **4,5 m²**

Technical Area — **13,9 m²**

Laundry Room — **9 m²**





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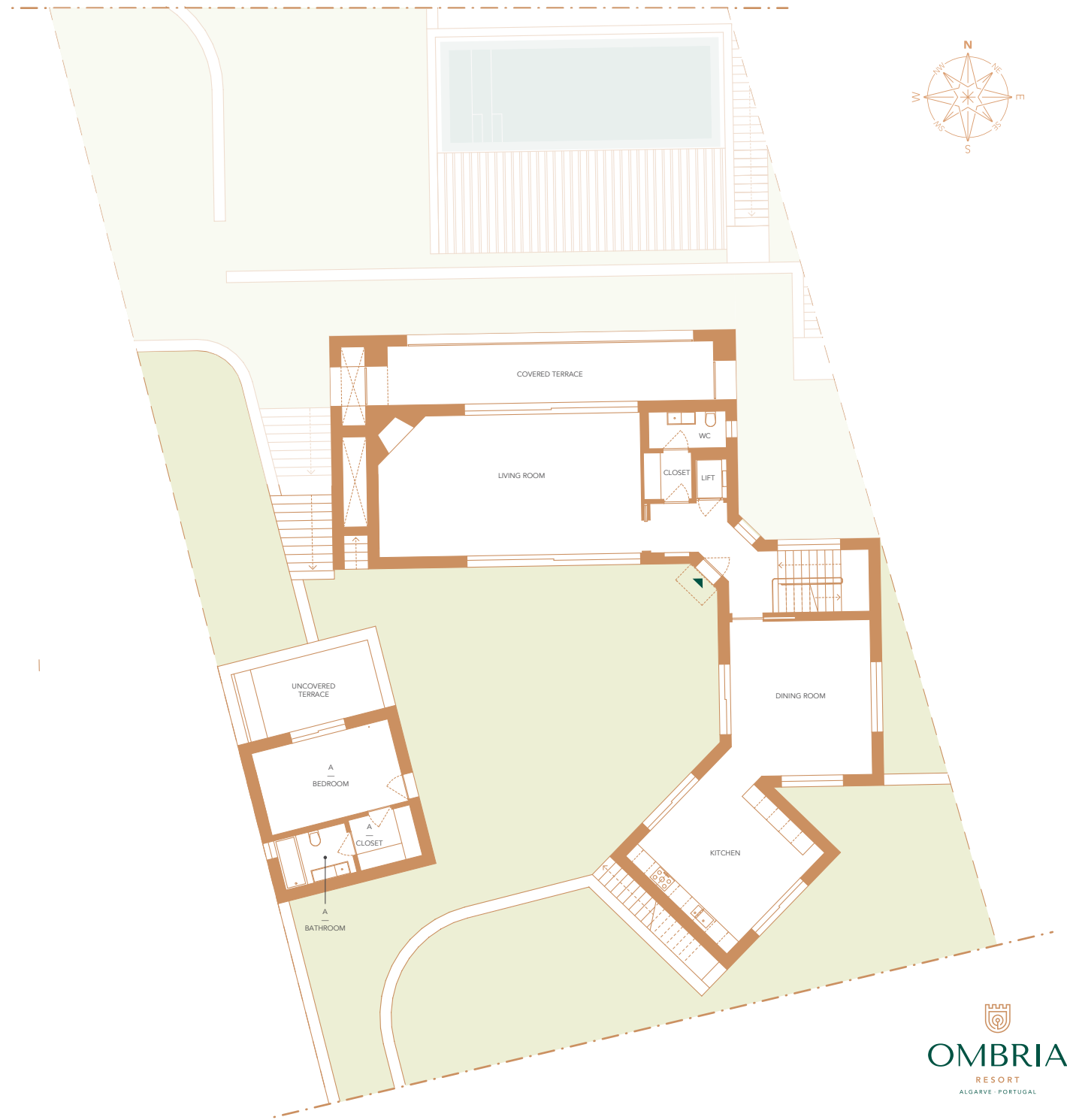
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UPPER LEVEL

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

- Kitchen — 25 m²
- Dining Room — 26,9 m²
- WC — 3,6 m²
- Living Room — 46,7 m²
- Covered Terrace — 25,4 m²
- Uncovered Terrace — 12,5 m²

- Bedroom — 15 m²
- Bathroom — 4,7 m²
- Closet — 4,2 m²





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ROOFTOP

(all areas shown in this page are usable)

Terrace — 90,4 m²

