





Alcedo Villas

Unit C4 | V4

UPPER LEVEL

(all areas shown in this page are usable)

Kitchen and Dining Room — 32 m²

Pantries (each) — 2,7 m²

WC — 3,6 m²

Living Room — 34,3 m²

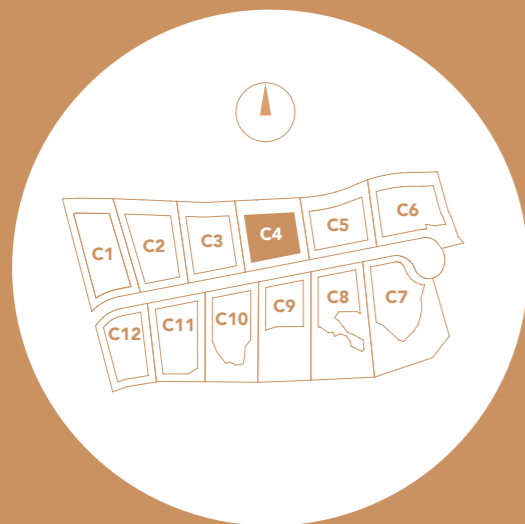
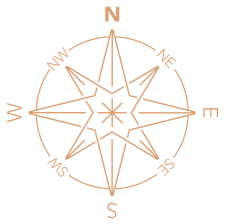
Covered Terrace — 24,7 m²

Uncovered Terrace — 12,5 m²

Bedroom — 15 m²

Bathroom — 4,9 m²

Closet — 3,9 m²





Alcedo Villas

Unit C4 | V4

LOWER LEVEL

(all areas shown in this page are usable)

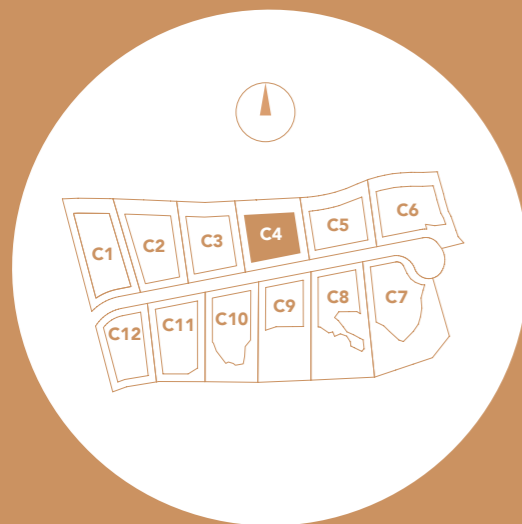
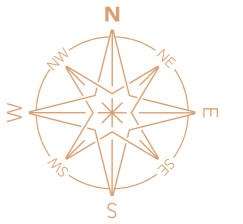
A
Bedroom — 13,4 m²
Bathroom — 16,3 m²
Closet — 6,5 m²

B
Bedroom — 17 m²
Bathroom — 3,5 m²

Corridor — 7,7 m²

C
Bedroom — 12,9 m²
Bathroom — 4,8 m²
Closet — 2,8 m²

Technical Area — 9,2 m²
Laundry Room — 5,5 m²





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BASEMENT

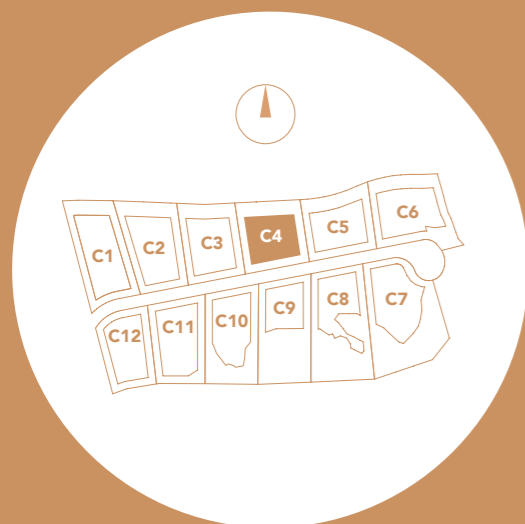
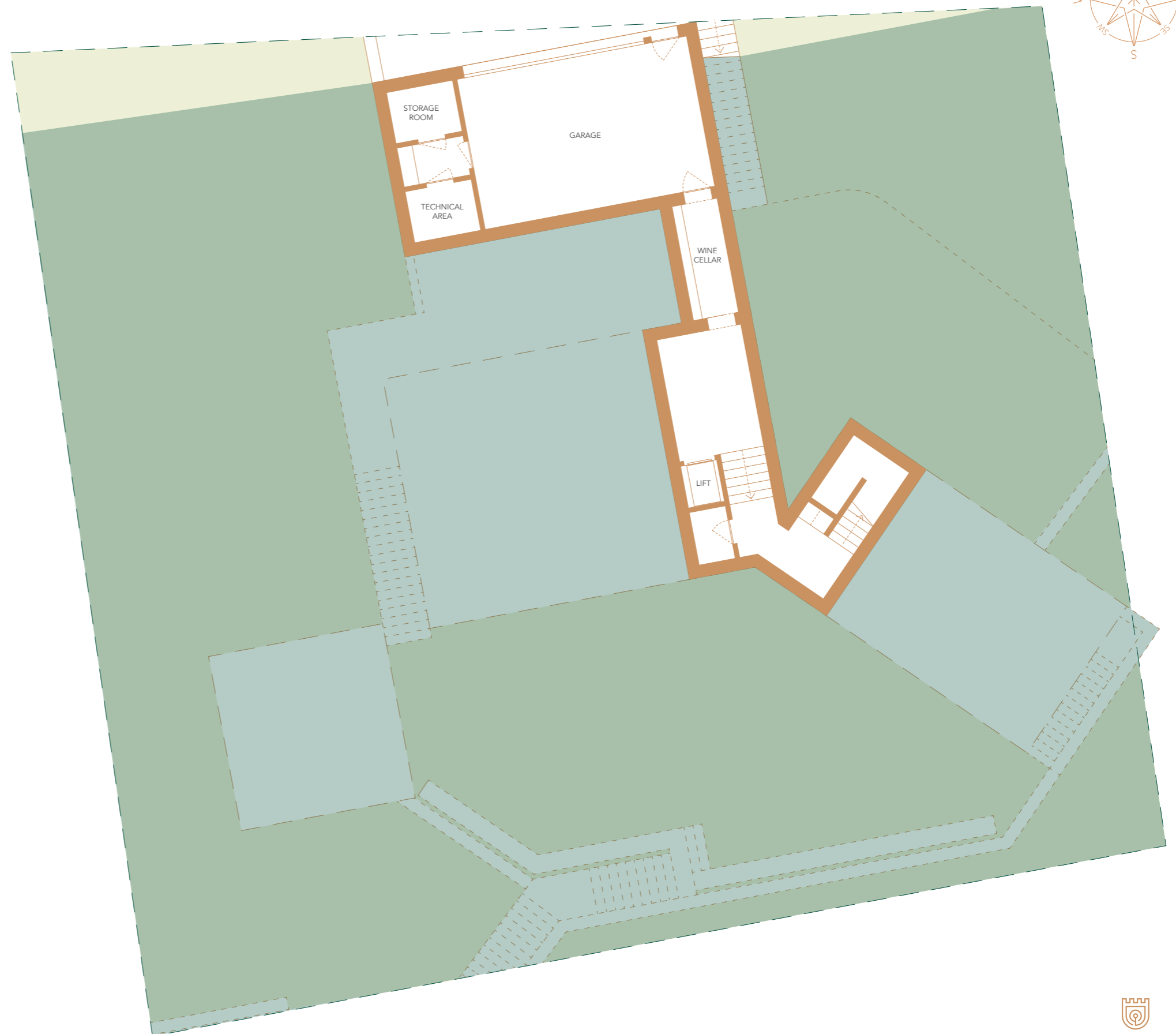
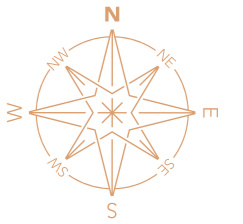
(all areas shown in this page are usable)

Garage — 38,3 m²

Wine Cellar — 5,6 m²

Technical Area — 3,7 m²

Storage Room — 3,7 m²





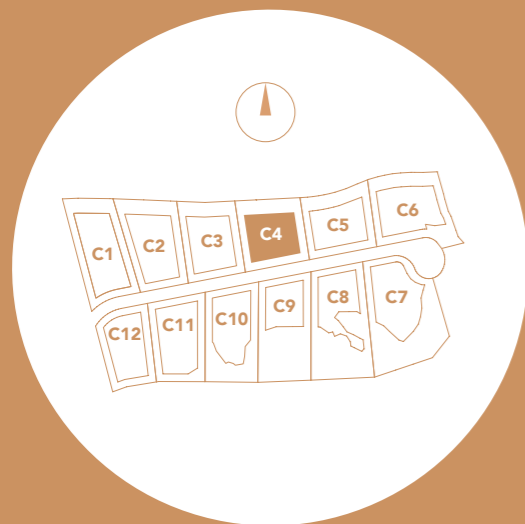
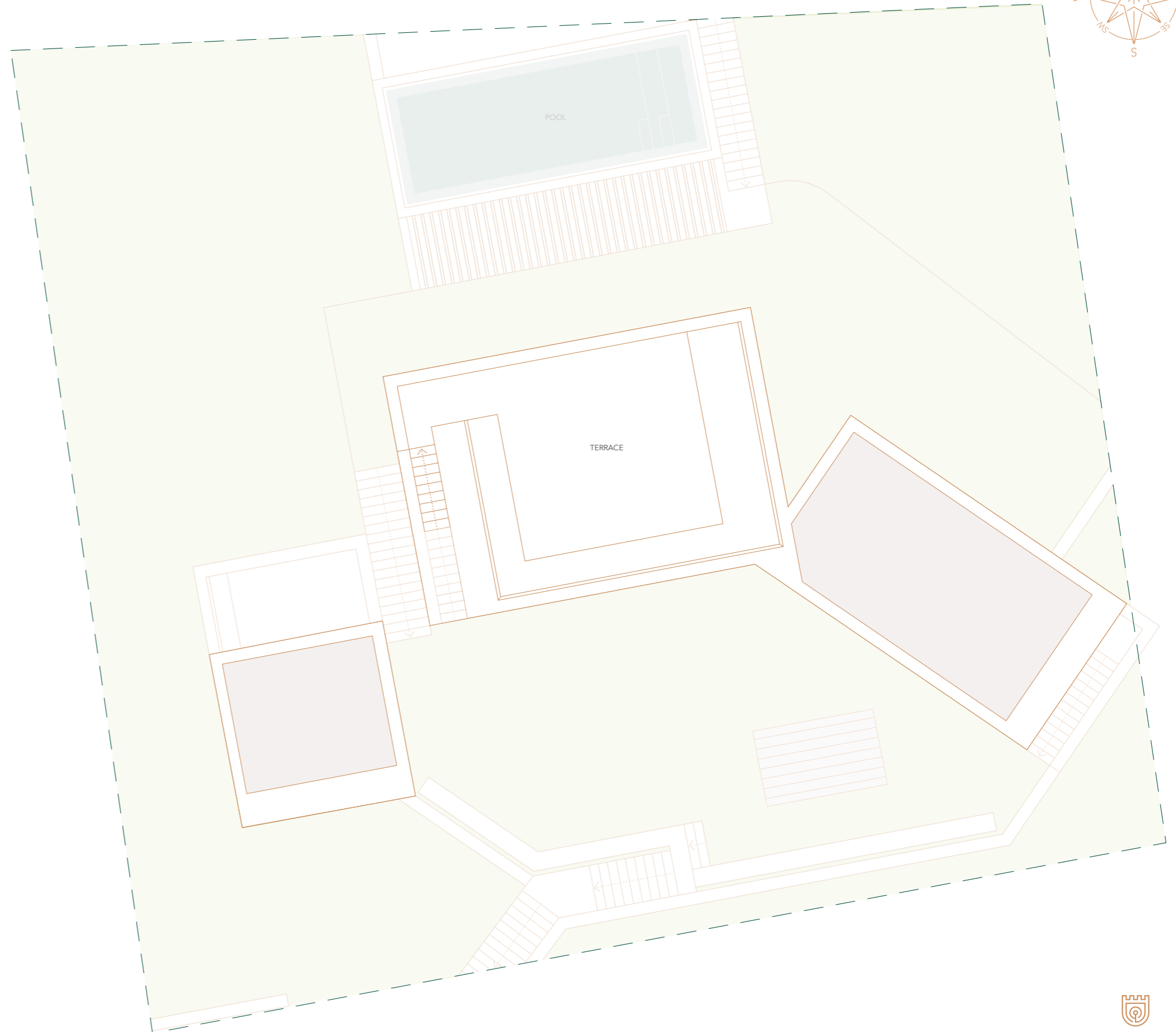
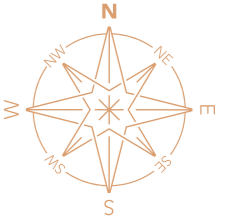
Alcedo Villas

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ROOFTOP

(all areas shown in this page are usable)

Terrace — 74,7 m²





Alcedo Villas

Unit C4 | V4

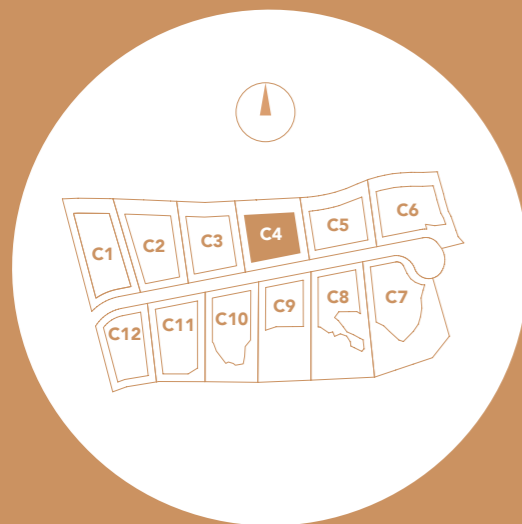
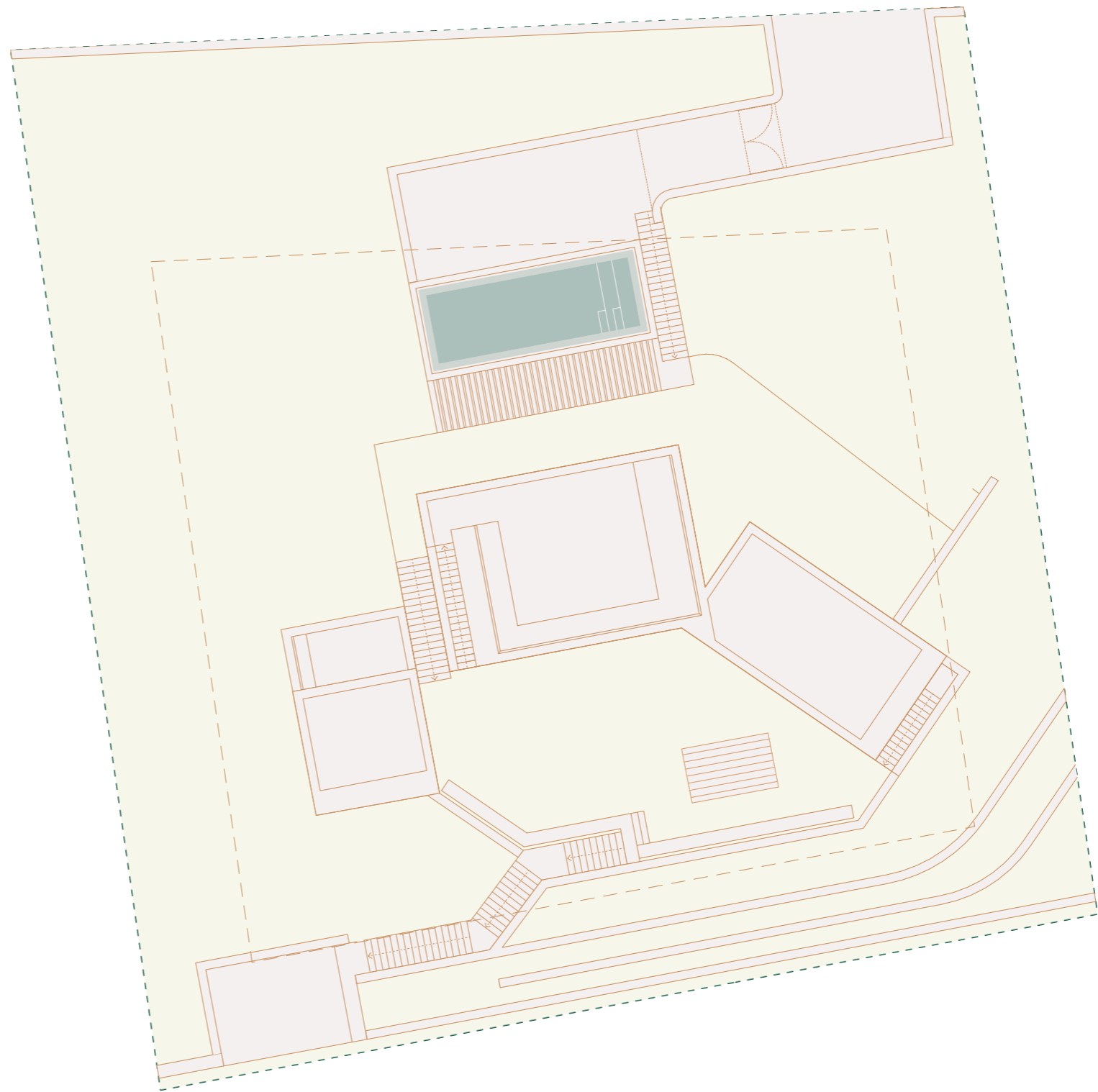
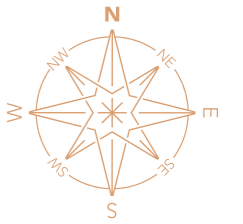
PLOT AREA — 1975 m²

(all areas shown in this page are gross)

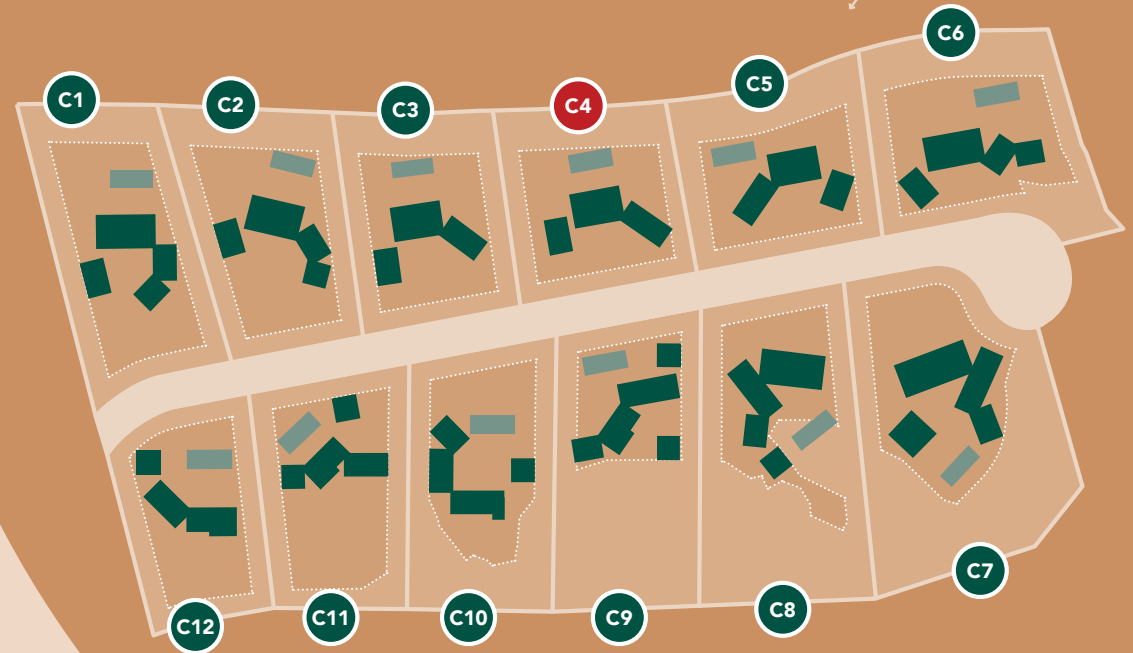
1. Int. Gross Const. Area — 349,9 m²
 - a. Upper Level — 130,8 m²
 - b. Lower Level — 160,9 m²
 - c. Basement — 58,2 m²
2. Covered Terraces — 28,8 m²
3. Uncovered Terraces — 12,5 m²
4. Rooftop Terraces — 79,6 m²
5. Technical Areas — 20 m²
 - a. Lower Level — 20 m²
6. Garage — 62,6 m²
7. Pool — 10 m x 4 m

— Int. Gross Const. Area
+ Technical Areas
+ Garage (1+5+6) | 432,6 m²

— Total Area (1+2+3+4+5+6) — 553,5 m²



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 + CO., UNCO. 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	5	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



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

↑ FONTE BENÉMOLA 1 KM
QUERENÇA 2 KM

← LOULÉ 7 KM

MAIN ENTRANCE



C7

C8

C9

C10

C11

C12

C6

C5

C4

C3

C2

C1