



C7

C8

C9

C10

C11

C12

C1

C2

C3

C4

C5

C6



# Alcedo Villas

## Unit C9 | V5

### UPPER LEVEL

( all areas shown in this page are usable )

#### A

Bedroom — 28,7 m<sup>2</sup>

Bathroom — 14,2 m<sup>2</sup>

Closet — 7 m<sup>2</sup>

#### B

Bedroom — 15 m<sup>2</sup>

Bathroom — 4,7 m<sup>2</sup>

Closet — 4,2 m<sup>2</sup>

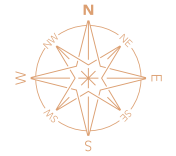
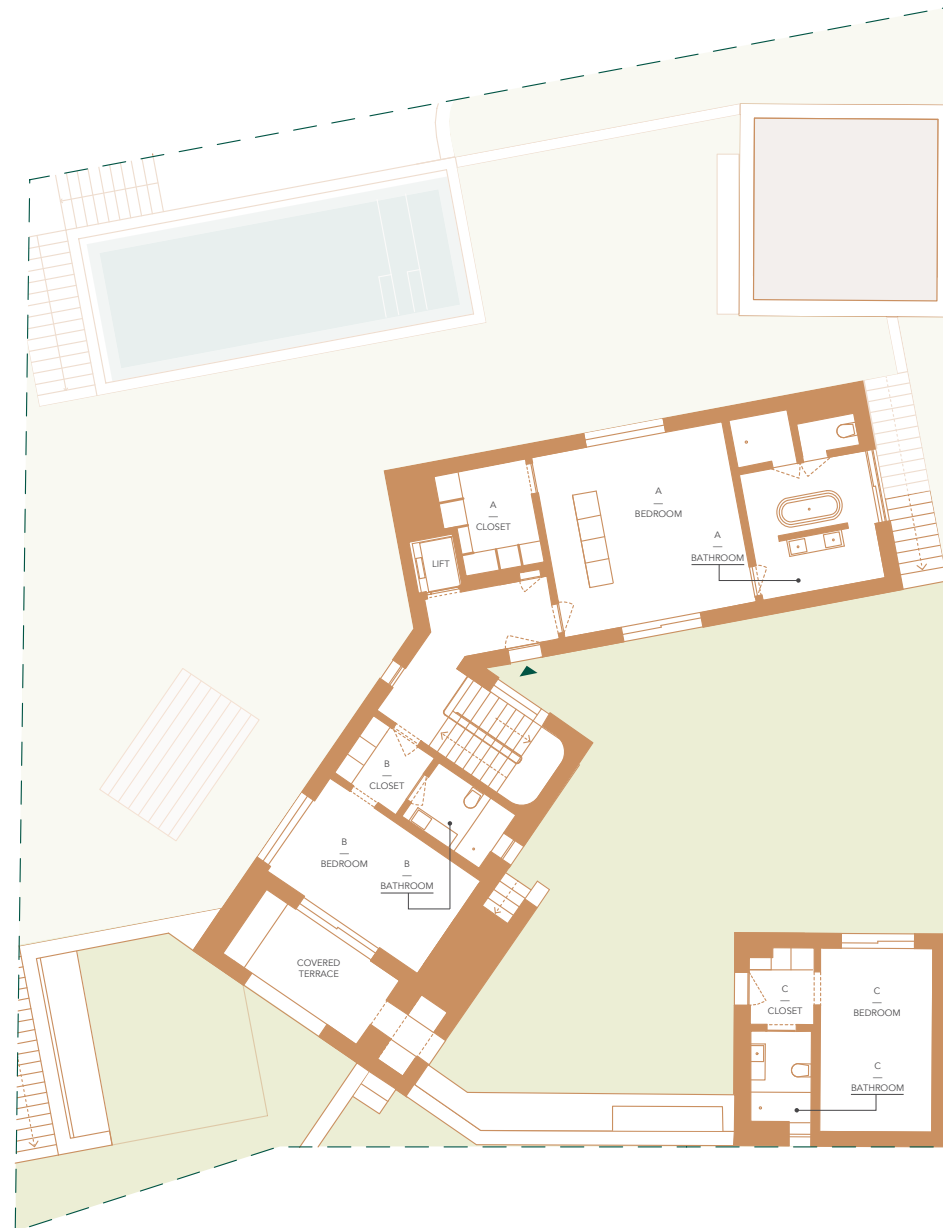
Covered Terrace — 10,5 m<sup>2</sup>

#### C

Bedroom — 15 m<sup>2</sup>

Bathroom — 4,7 m<sup>2</sup>

Closet — 4,2 m<sup>2</sup>





# Alcedo Villas

## Unit C9 | V5

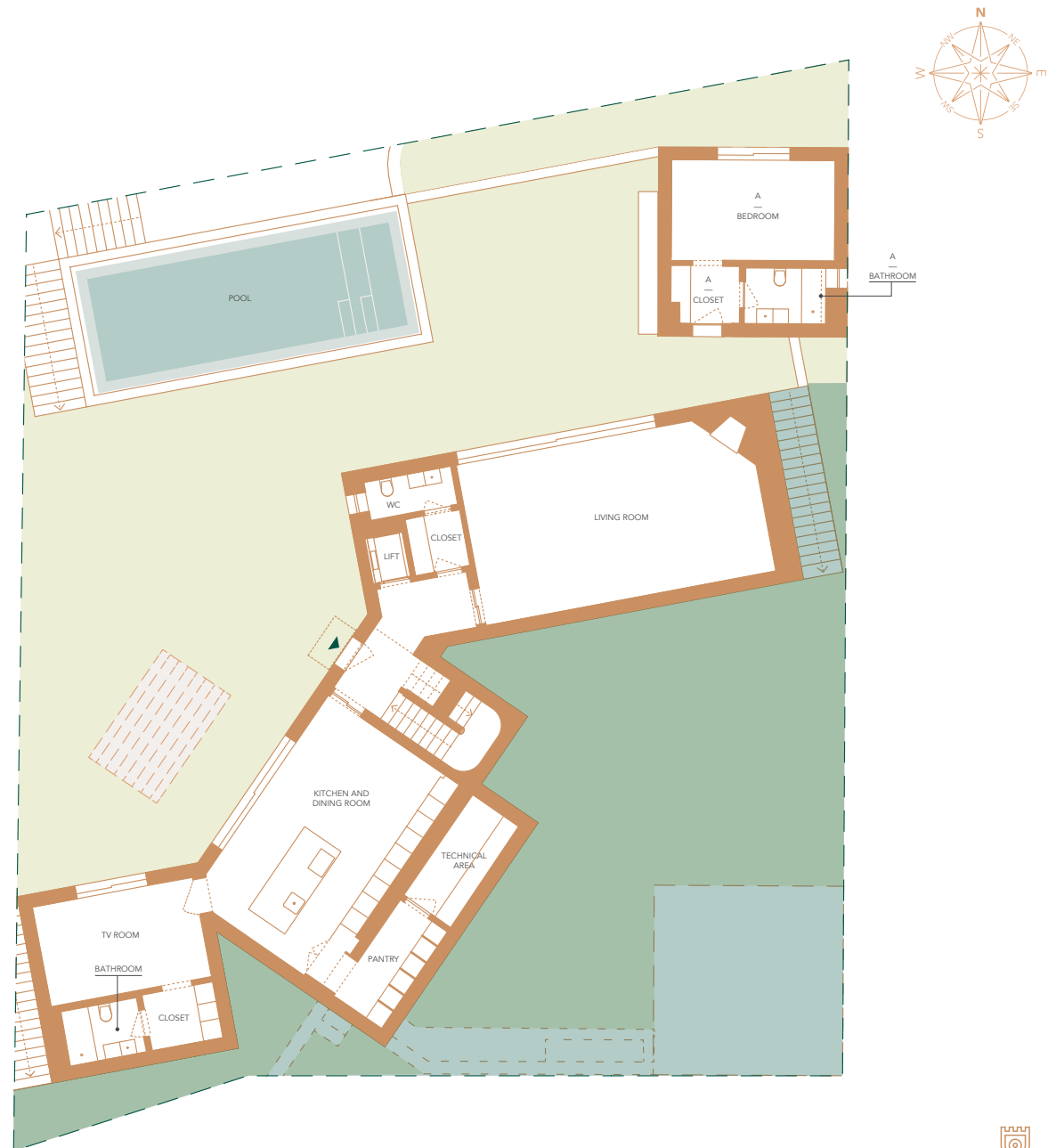
### LOWER LEVEL

( all areas shown in this page are usable )

- Living Room — 43,7 m<sup>2</sup>
- WC — 3,3 m<sup>2</sup>
- Closet — 3 m<sup>2</sup>
- Kitchen and Dining Room — 36,4 m<sup>2</sup>
- Technical Area — 6,6 m<sup>2</sup>
- Pantry — 6,4 m<sup>2</sup>

- TV Room — 15 m<sup>2</sup>
- Closet — 4,2 m<sup>2</sup>
- Bathroom — 4,7 m<sup>2</sup>

- A**
- Bedroom — 15,5 m<sup>2</sup>
- Closet — 3,9 m<sup>2</sup>
- Bathroom — 4 m<sup>2</sup>





# Alcedo Villas

## Unit C9 | V5

### BASEMENT

( all areas shown in this page are usable )

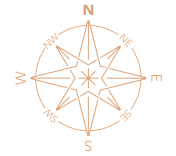
Garage — 38,3 m<sup>2</sup>

Wine Cellar — 4,3 m<sup>2</sup>

Technical Area .A — 3,5 m<sup>2</sup>

Technical Area .B — 18 m<sup>2</sup>

Storage Room — 3,7 m<sup>2</sup>





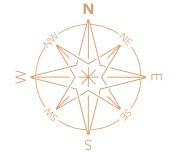
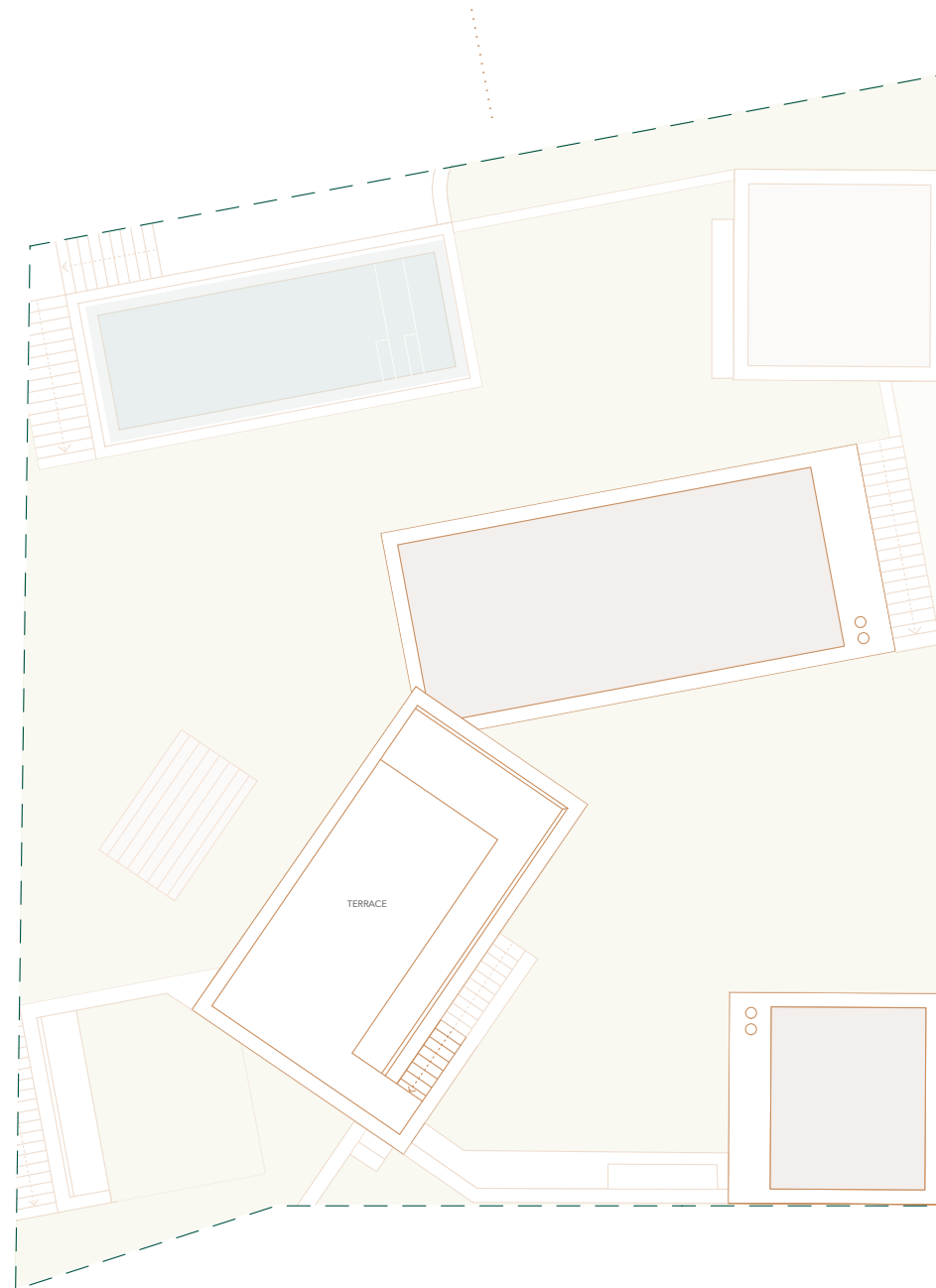
# Alcedo Villas

## Unit C9 | V5

ROOFTOP

( all areas shown in this page are usable )

Terrace — 50 m<sup>2</sup>





# Alcedo Villas

## Unit C9 | V5

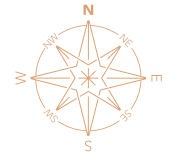
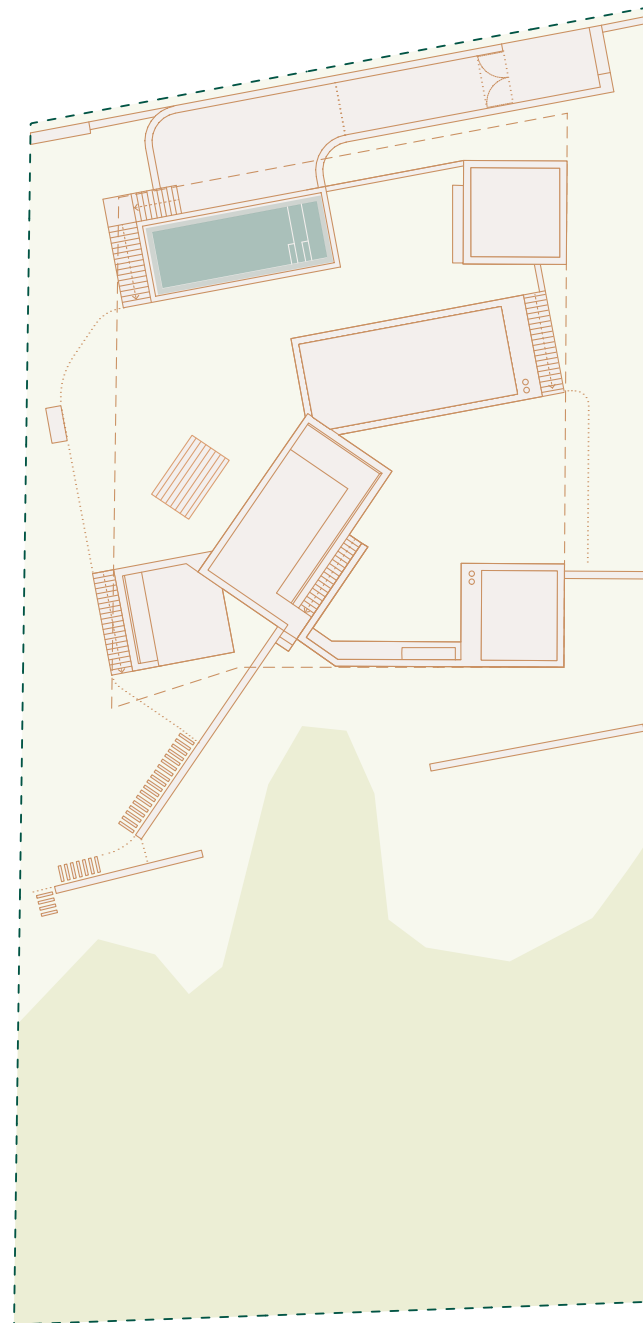
PLOT AREA — 2477 m<sup>2</sup>

( all areas shown in this page are gross )

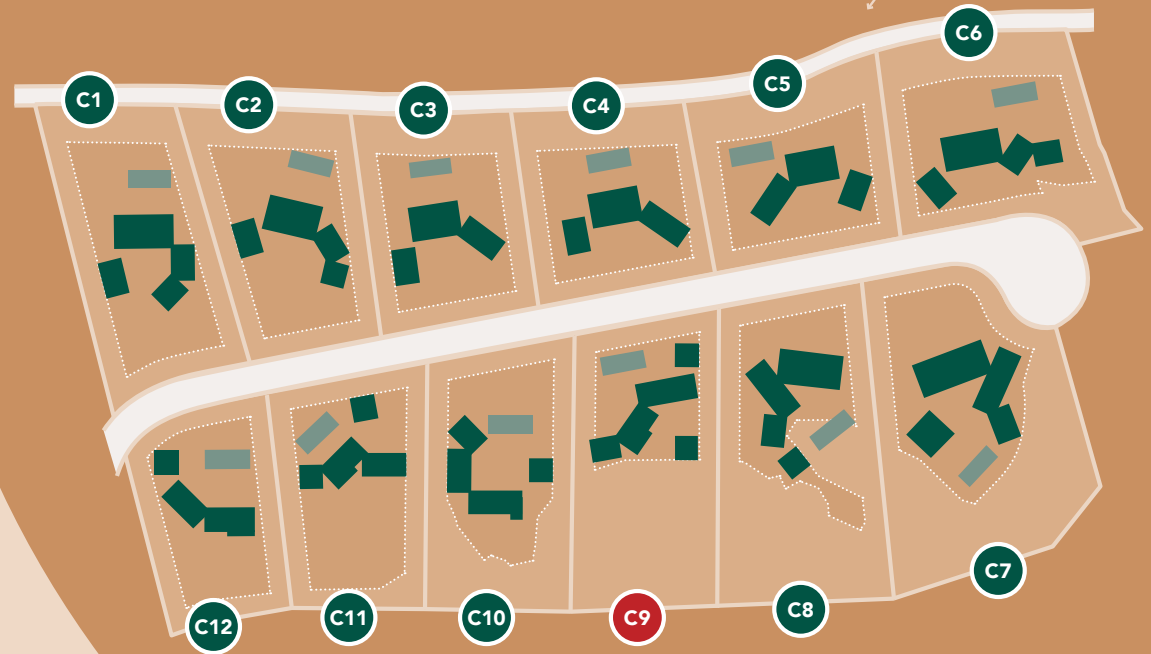
- 1. Int. Gross Const. Area — 402,2 m<sup>2</sup>**
  - a. Upper Level — 148,8 m<sup>2</sup>
  - b. Lower Level — 213,3 m<sup>2</sup>
  - c. Basement — 40,2 m<sup>2</sup>
- 2. Covered Terraces — 13,9 m<sup>2</sup>**
- 3. Uncovered Terraces — 0 m<sup>2</sup>**
- 4. Rooftop Terraces — 80,6 m<sup>2</sup>**
- 5. Technical Areas — 30,1 m<sup>2</sup>**
  - a. Lower Level — 8,6 m<sup>2</sup>
  - b. Basement — 21,5 m<sup>2</sup>
- 6. Garage — 62,6 m<sup>2</sup>**
- 7. Pool — 10 m x 4 m**

— Int. Gross Const. Area  
+ Technical Areas | 494,9 m<sup>2</sup>  
+ Garage (1+5+6)

— Total Area (1+2+3+4+5+6) — 589,4 m<sup>2</sup>



# 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



## 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

C6

C5

C4

C3

C2

C1