



C7

C8

C9

C10

C11

C12

C1

C2

C3

C4

C5

C6



Alcedo Villas

Unit C10 | V4

LOWER LEVEL

(all areas shown in this page are usable)

TV Room — 25 m²

Closet — 4,3 m²

Bathroom — 4,9 m²

Living Room — 33 m²

WC .1 — 3,2 m²

Kitchen and Dining Room — 42,9 m²

Technical Area — 11,7 m²

Pantry — 5,6 m²

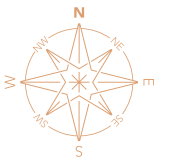
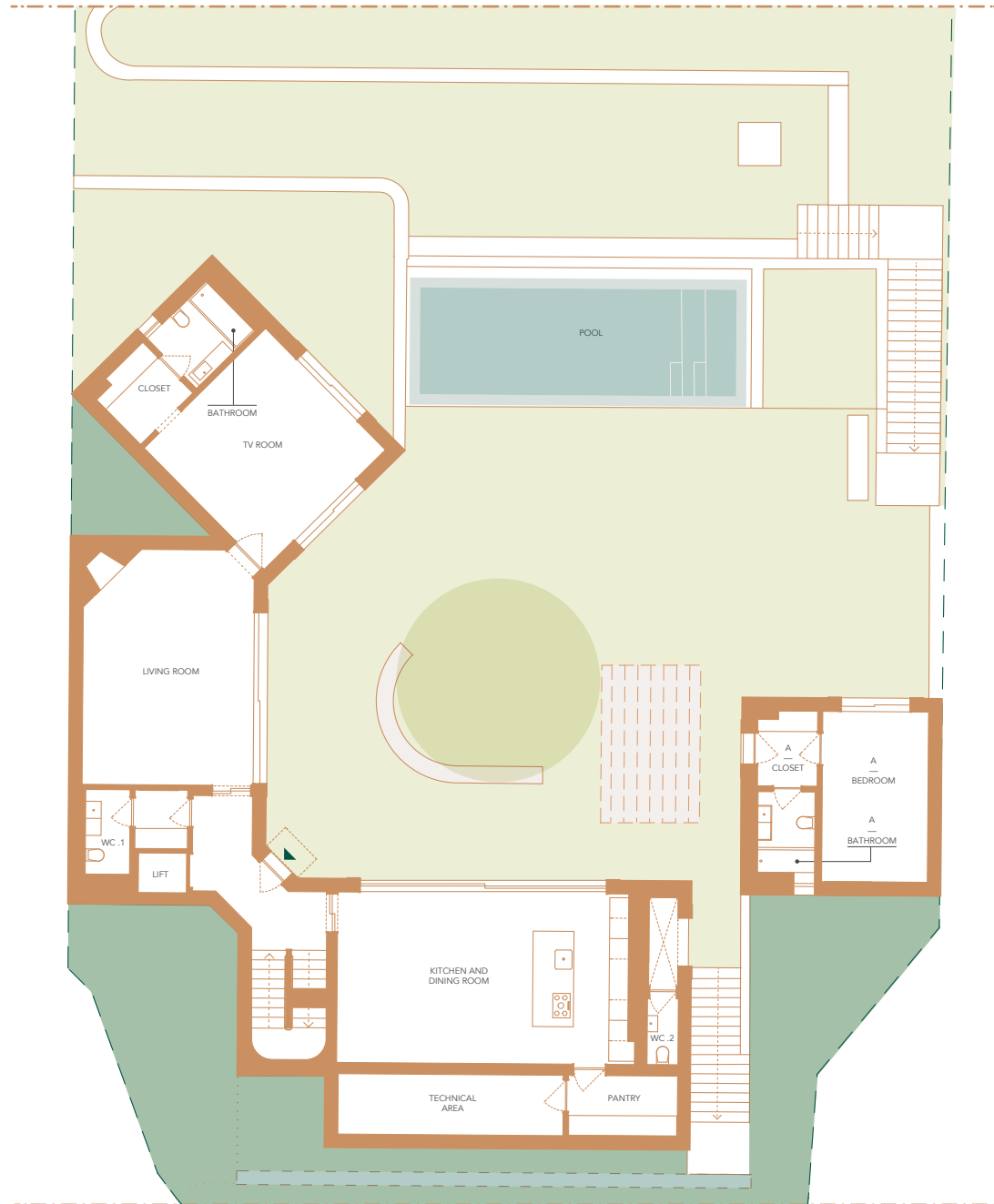
WC .2 — 2 m²

A

Bedroom — 15,5 m²

Closet — 3,7 m²

Bathroom — 4 m²





Alcedo Villas

Unit C10 | V4

UPPER LEVEL

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

A

Bedroom — **17 m²**

Bathroom — **13,1 m²**

Covered Terrace — **9 m²**

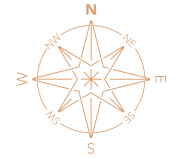
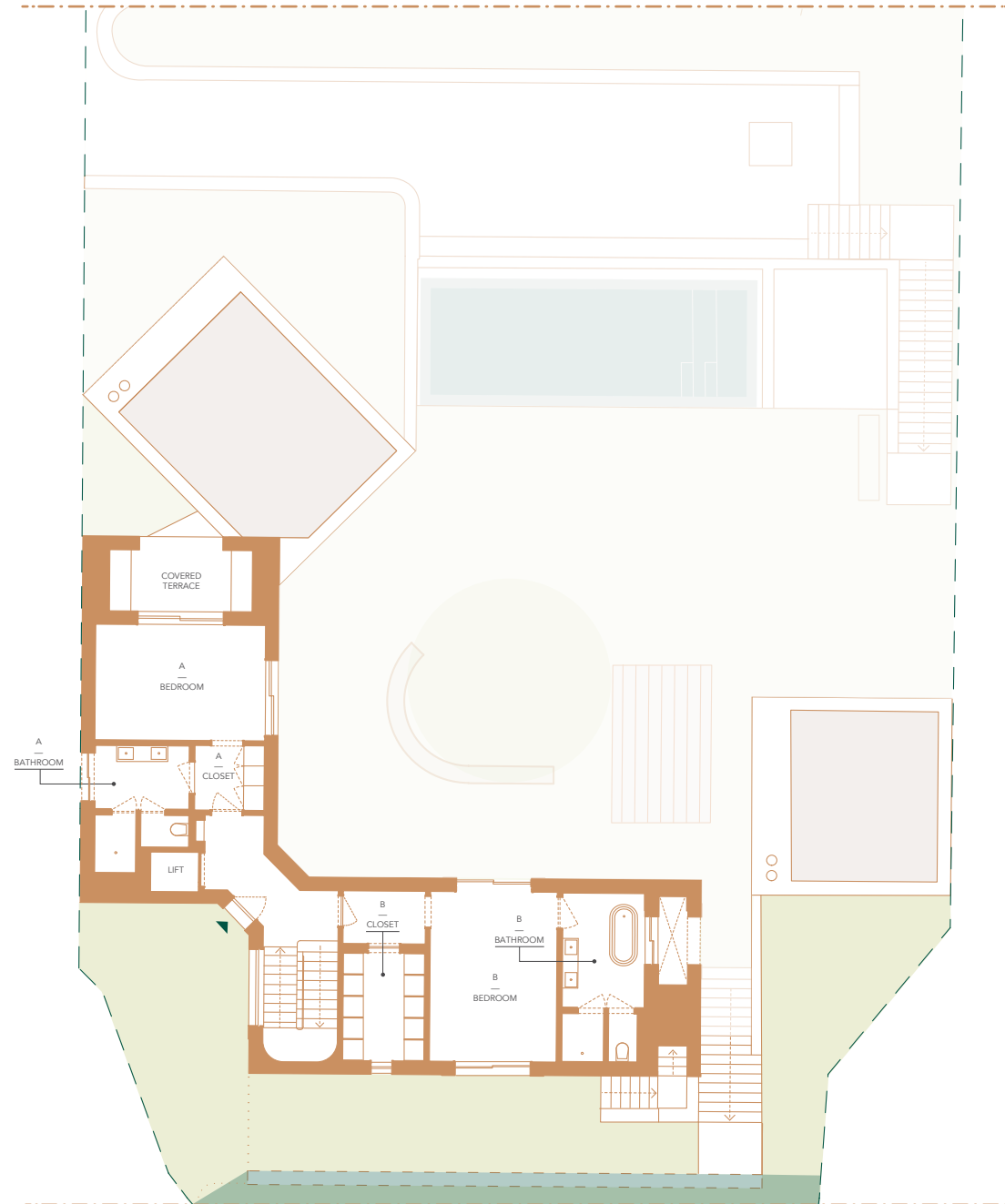
Closet — **4 m²**

B

Bedroom — **30,6 m²**

Bathroom — **11,3 m²**

Closet — **7,6 m²**





Alcedo Villas

Unit C10 | v4

BASEMENT

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

Garage — **38,3 m²**

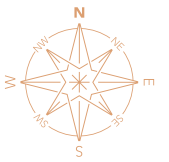
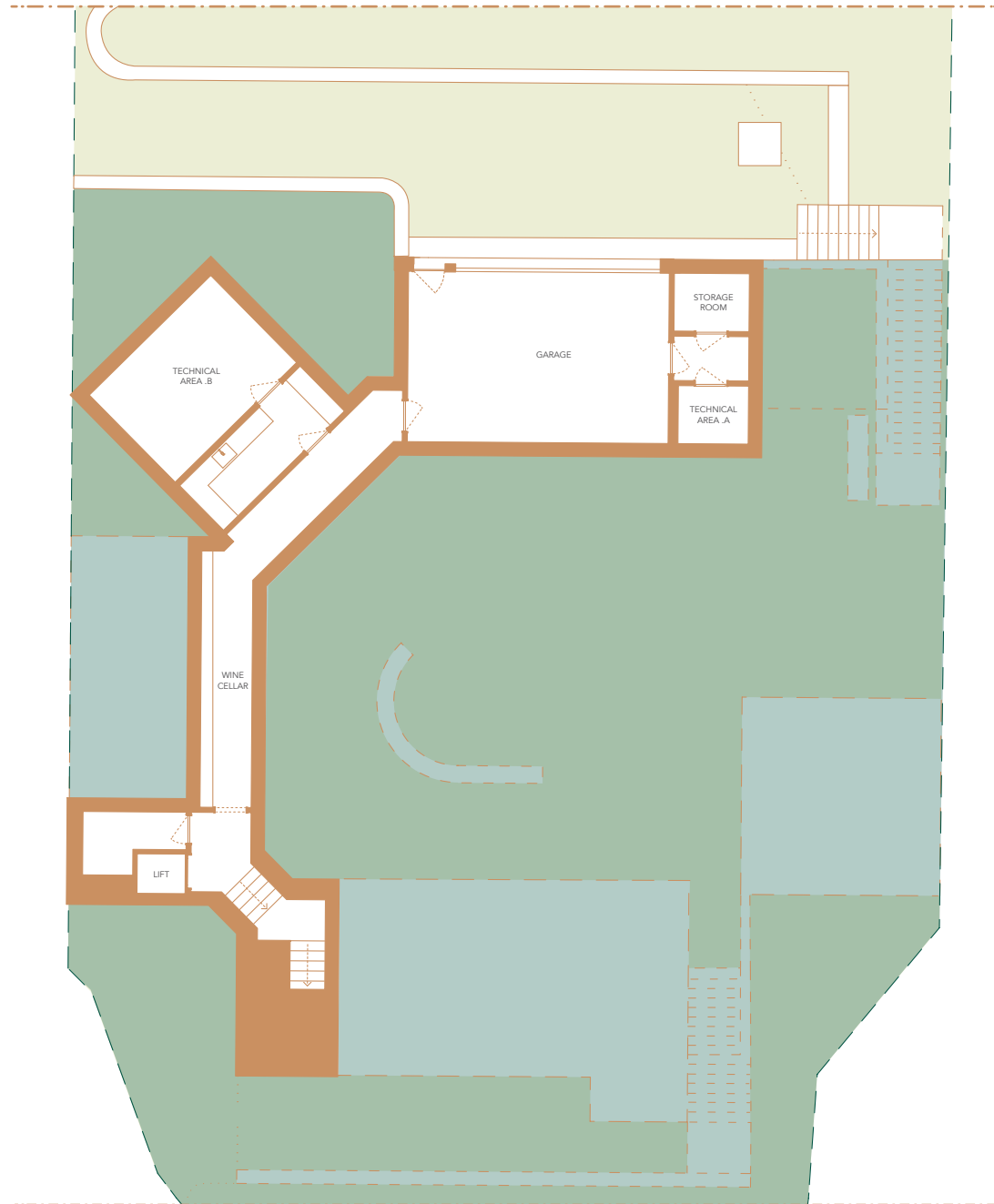
Wine Cellar — **10,9 m²**

Technical Area .A — **3,5 m²**

Technical Area .B — **17,9 m²**

Technical Area .C — **9,3 m²**

Storage Room — **3,7 m²**





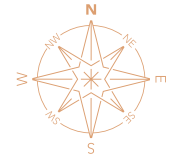
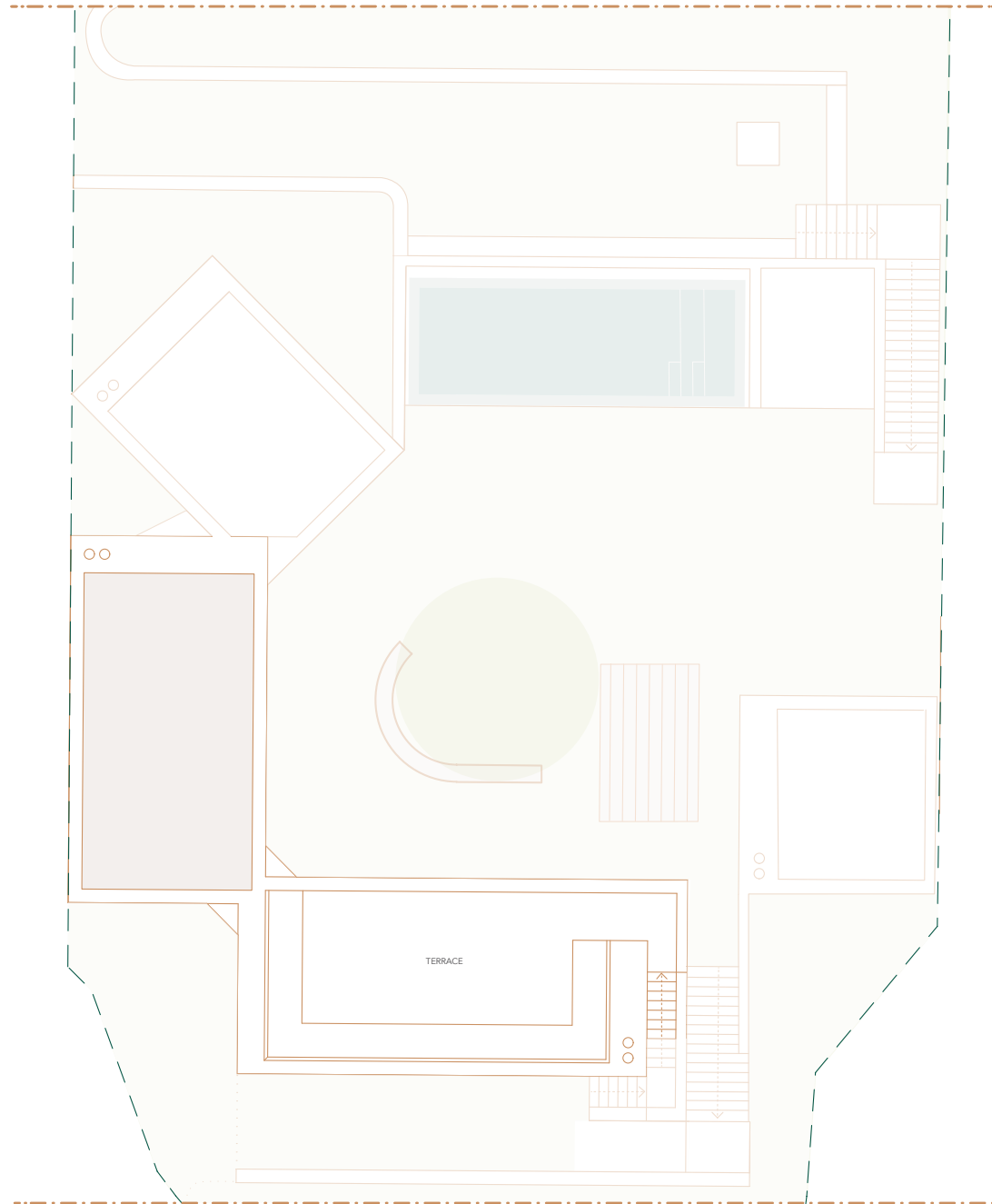
Alcedo Villas

Unit C10 | v4

ROOFTOP

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

Terrace — 54,3 m²





Alcedo Villas

Unit C10 | V4

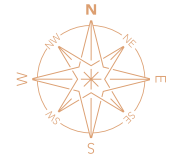
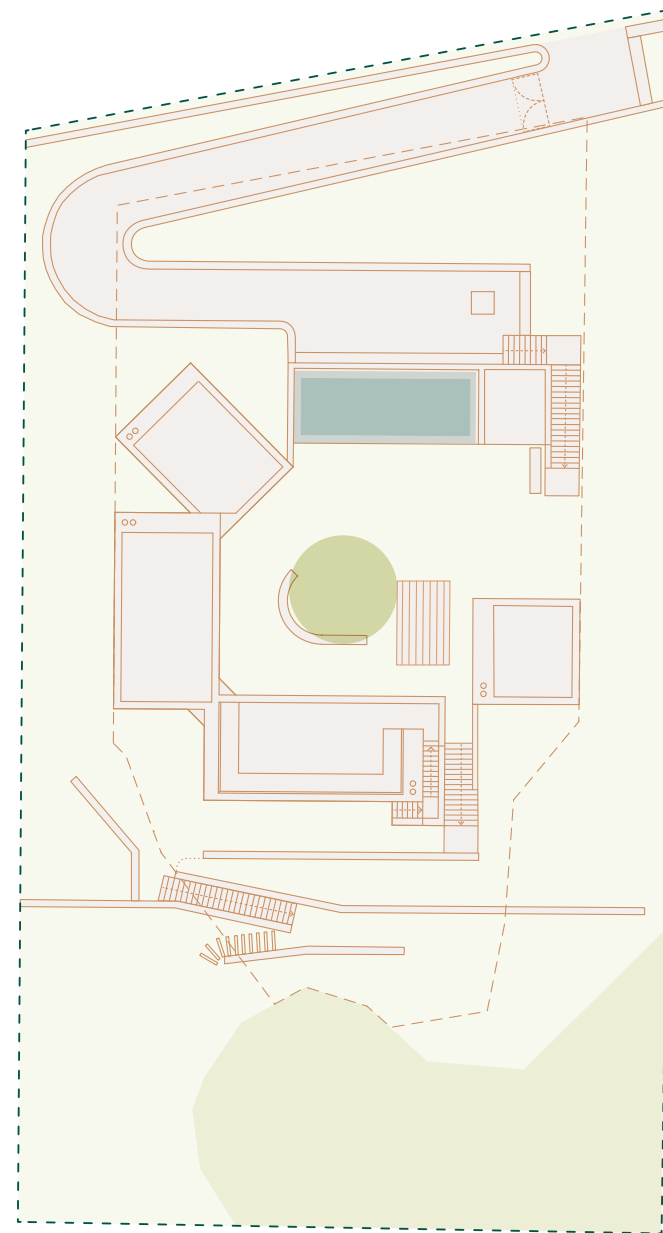
PLOT AREA — 2270 m²

(all areas shown in this page are gross)

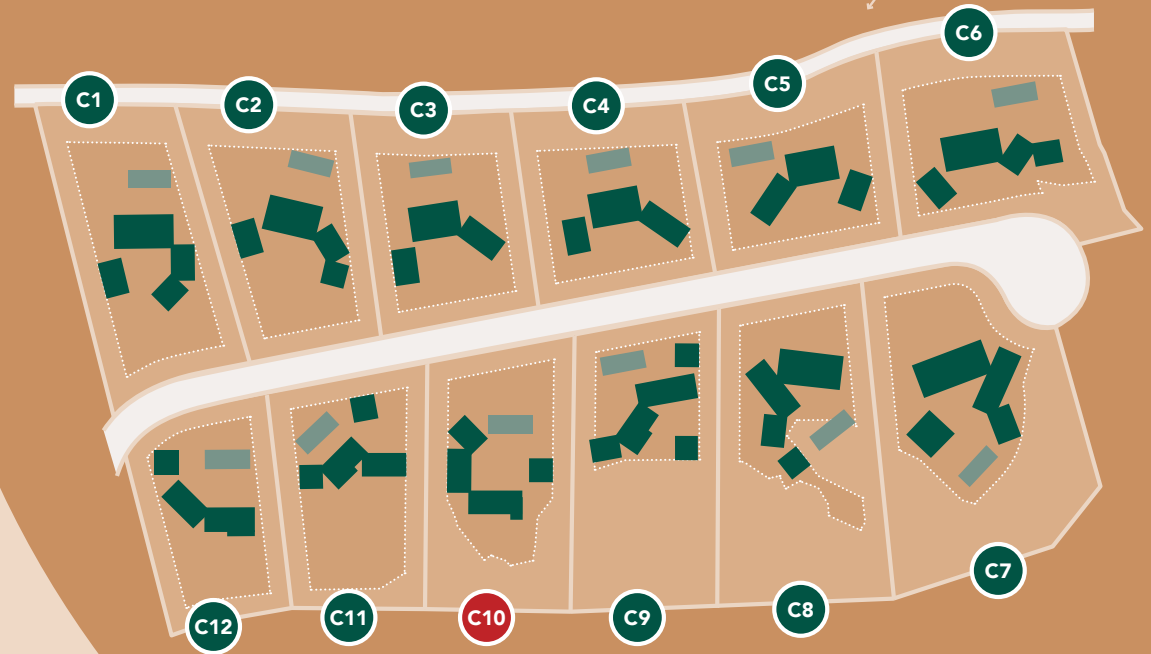
- 1. Int. Gross Const. Area — 391,2 m²**
 - a. Upper Level — 109,6 m²
 - b. Lower Level — 222,2 m²
 - c. Basement — 59,4 m²
- 2. Covered Terraces — 12,9 m²**
- 3. Uncovered Terraces — 0 m²**
- 4. Rooftop Terraces — 59,2 m²**
- 5. Technical Areas — 50,9 m²**
 - a. Lower Level — 15,3 m²
 - b. Basement — 35,6 m²
- 6. Garage — 62,6 m²**
- 7. Pool — 10 m x 4 m**

— Int. Gross Const. Area
+ Technical Areas
+ Garage (1+5+6) | 504,7 m²

— Total Area (1+2+3+4+5+6) — 576,8 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 + 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



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