



C7

C8

C9

C10

C11

C12

C6

C5

C4

C3

C2

C1



C7

C8

C9

C10

C11

C12

C1

C2

C3

C4

C5

C6



Alcedo Villas

Unit C11 | V4

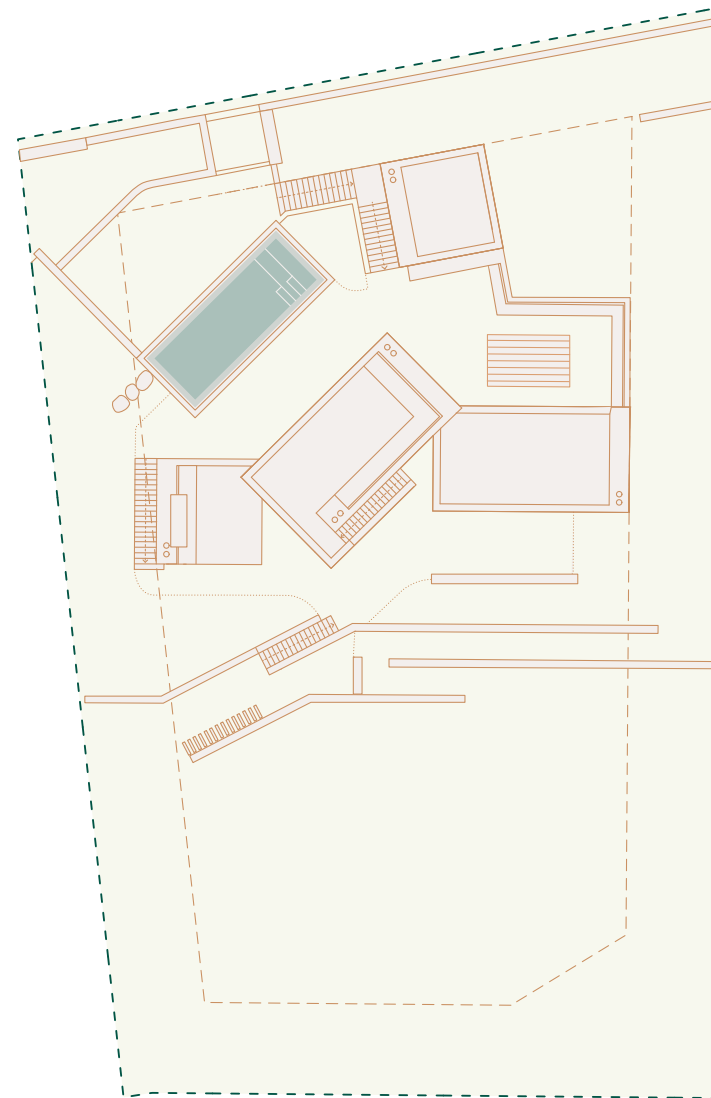
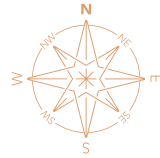
PLOT AREA — 2017 m²

(all areas shown in this page are gross)

- 1. Int. Gross Const. Area — 340,3 m²**
 - a. Upper Level — 100,6 m²
 - b. Lower Level — 201,7 m²
 - c. Basement — 38 m²
- 2. Covered Terraces — 16,4 m²**
- 3. Uncovered Terraces — 0 m²**
- 4. Rooftop Terraces — 83,1 m²**
- 5. Technical Areas — 33,8 m²**
 - a. Lower Level — 8,9 m²
 - b. Basement — 24,9 m²
- 6. Garage — 62,6 m²**
- 7. Pool — 10 m x 4 m**

— Int. Gross Const. Area
+ Technical Areas
+ Garage (1+5+6) | 436,7 m²

— Total Area (1+2+3+4+5+6) — 536,2 m²





Alcedo Villas

Unit C11 | v4

LOWER LEVEL

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

TV Room — 15,5 m²

Closet — 3,9 m²

Bathroom — 4 m²

Living Room — 37,1 m²

WC — 3,3 m²

Kitchen and Dining Room — 36,8 m²

Technical Area — 7,2 m²

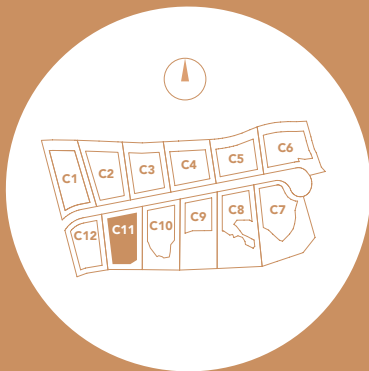
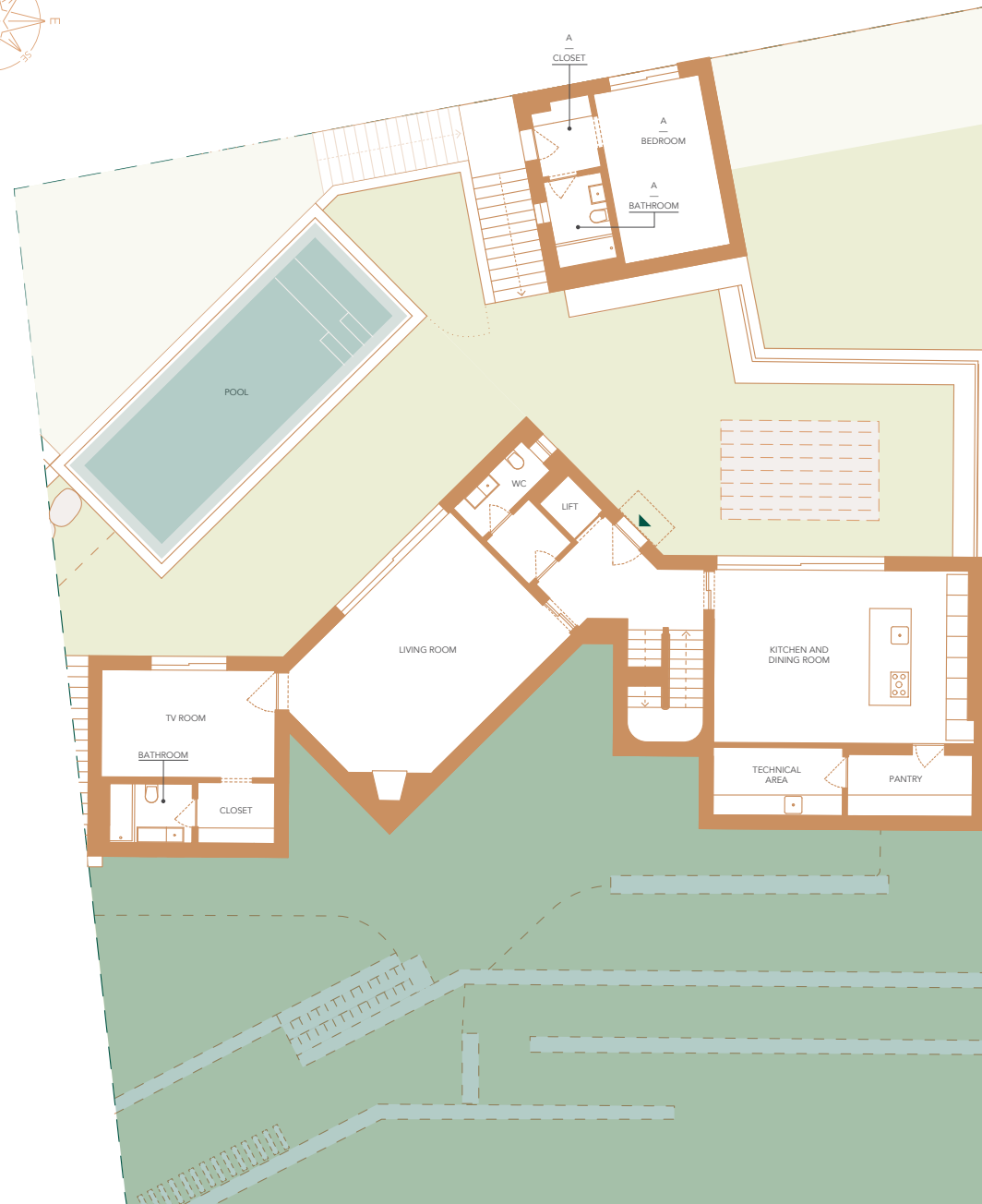
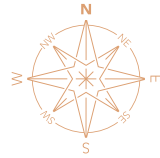
Pantry — 6,4 m²

A

Bedroom — 15,5 m²

Closet — 3,5 m²

Bathroom — 4,2 m²





Alcedo Villas

Unit C11 | v4

UPPER LEVEL

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

A

Bedroom — **17,3 m²**

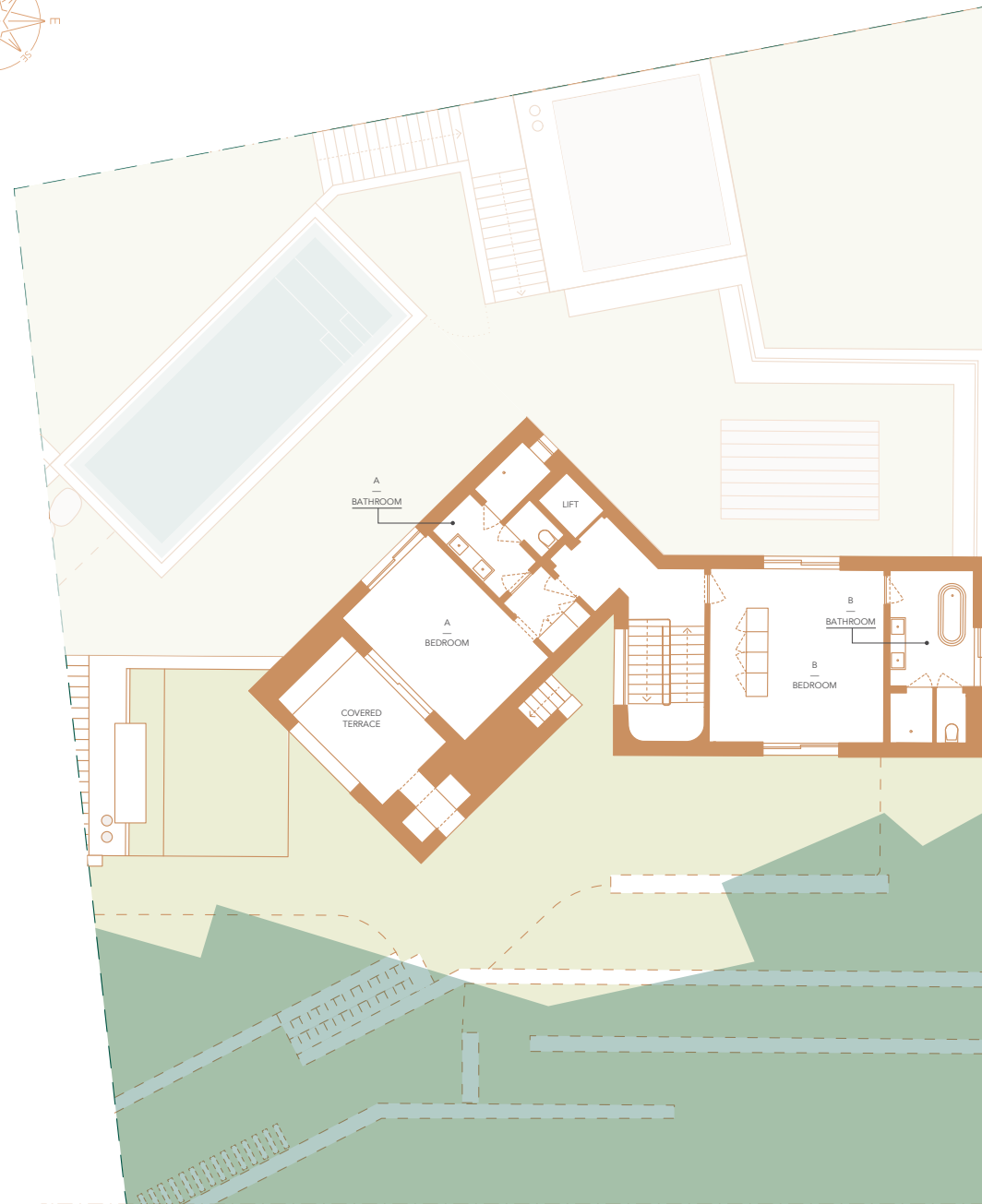
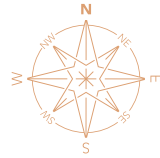
Bathroom — **11,6 m²**

Covered Terrace — **14,9 m²**

B

Bedroom — **25,3 m²**

Bathroom — **11,3 m²**





Alcedo Villas

Unit C11 | v4

BASEMENT

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

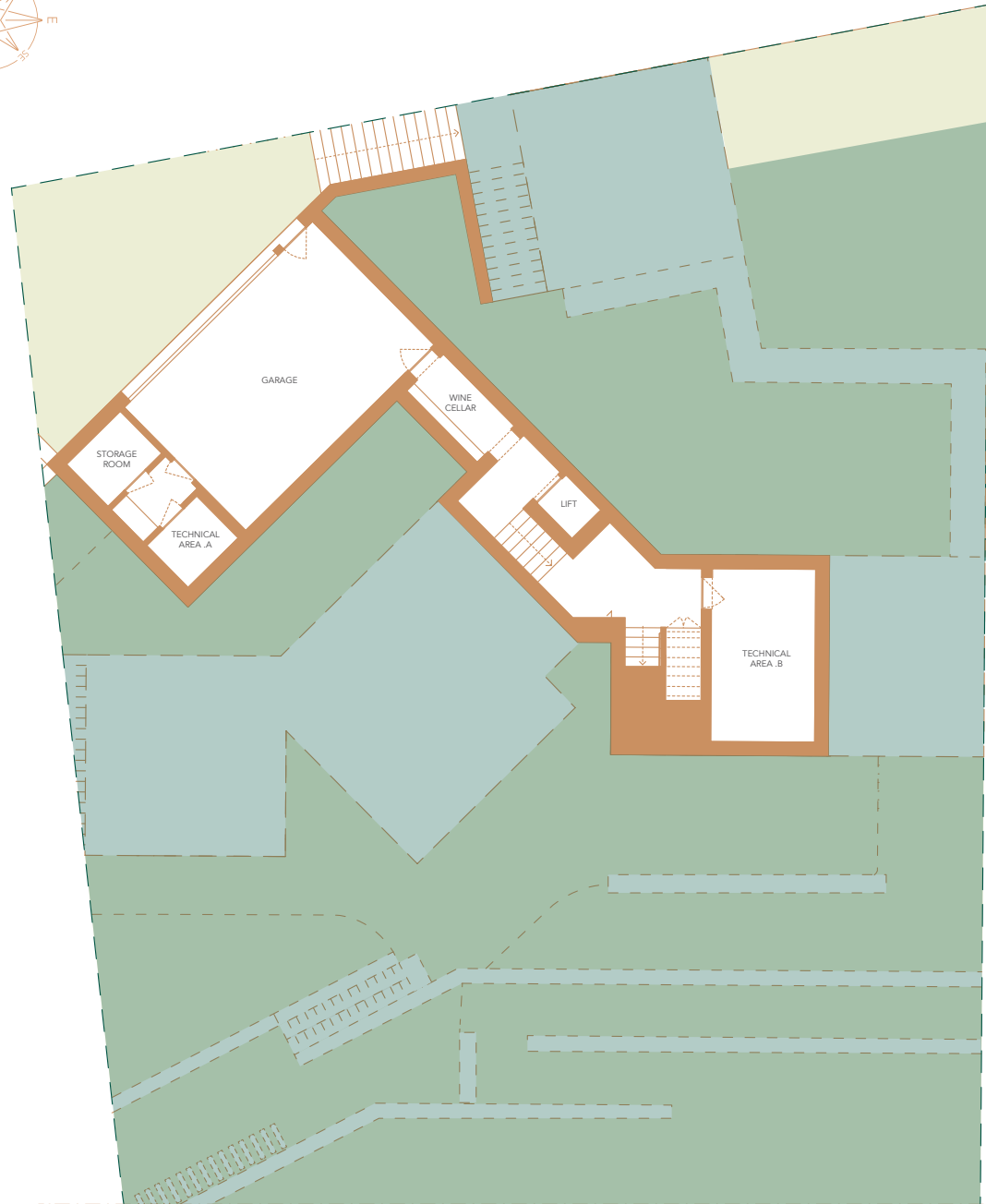
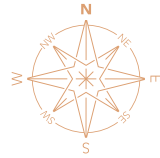
Garage — **38,3 m²**

Wine Cellar — **4,4 m²**

Technical Area .A — **3,5 m²**

Technical Area .B — **18,5 m²**

Storage Room — **3,7 m²**





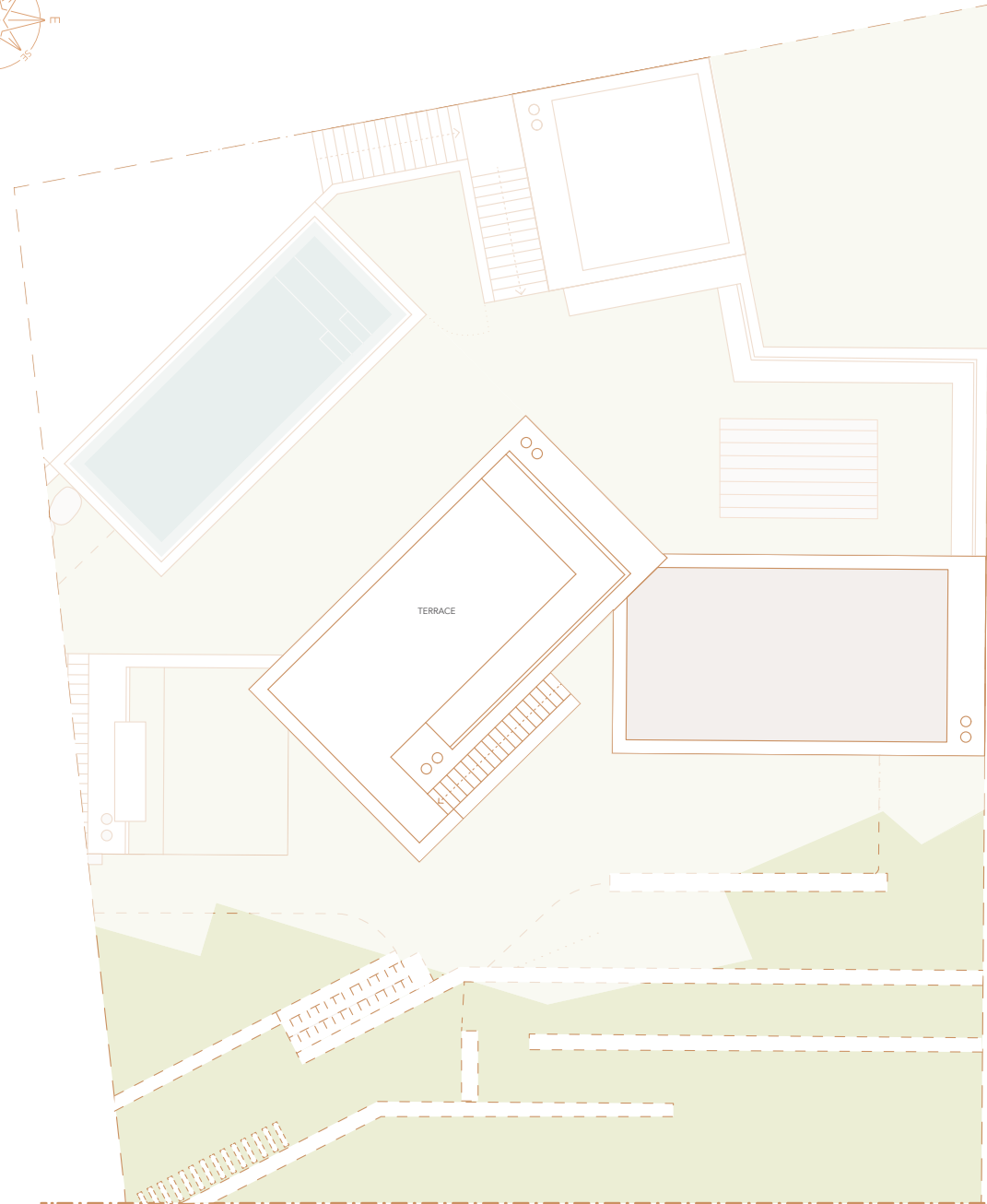
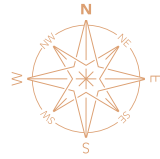
Alcedo Villas

Unit C11 | v4

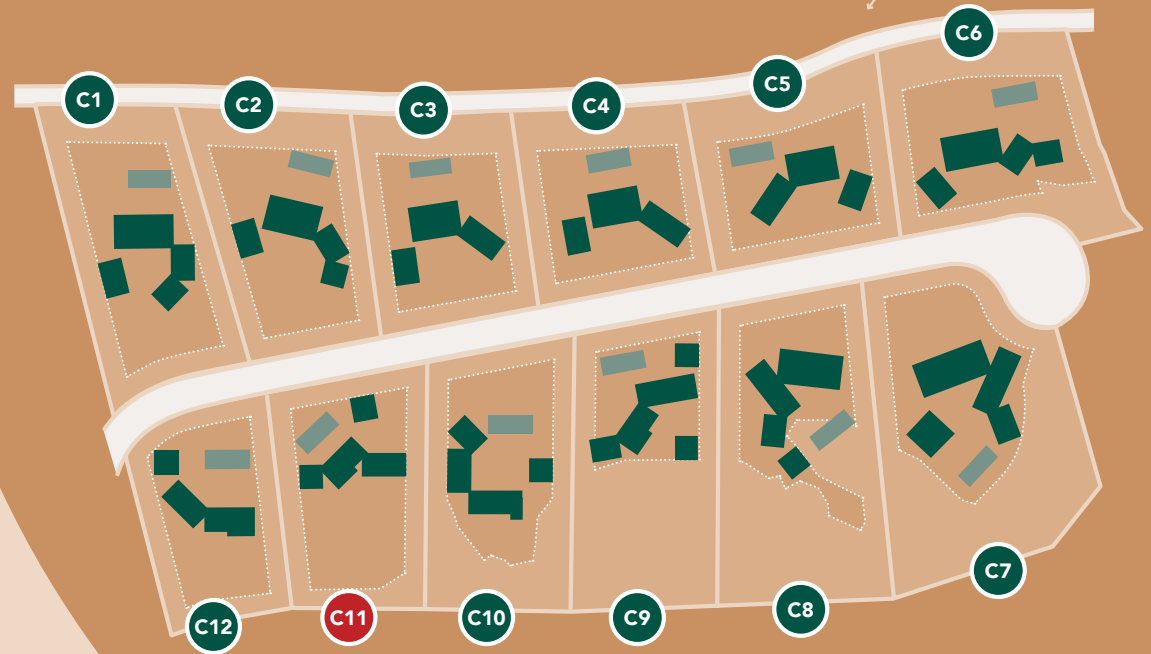
ROOFTOP

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

Terrace — 52,5 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 + 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