



C7

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C11

C12

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C6



Alcedo Villas

Unit C12 | v3

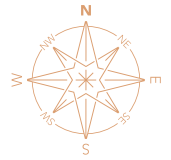
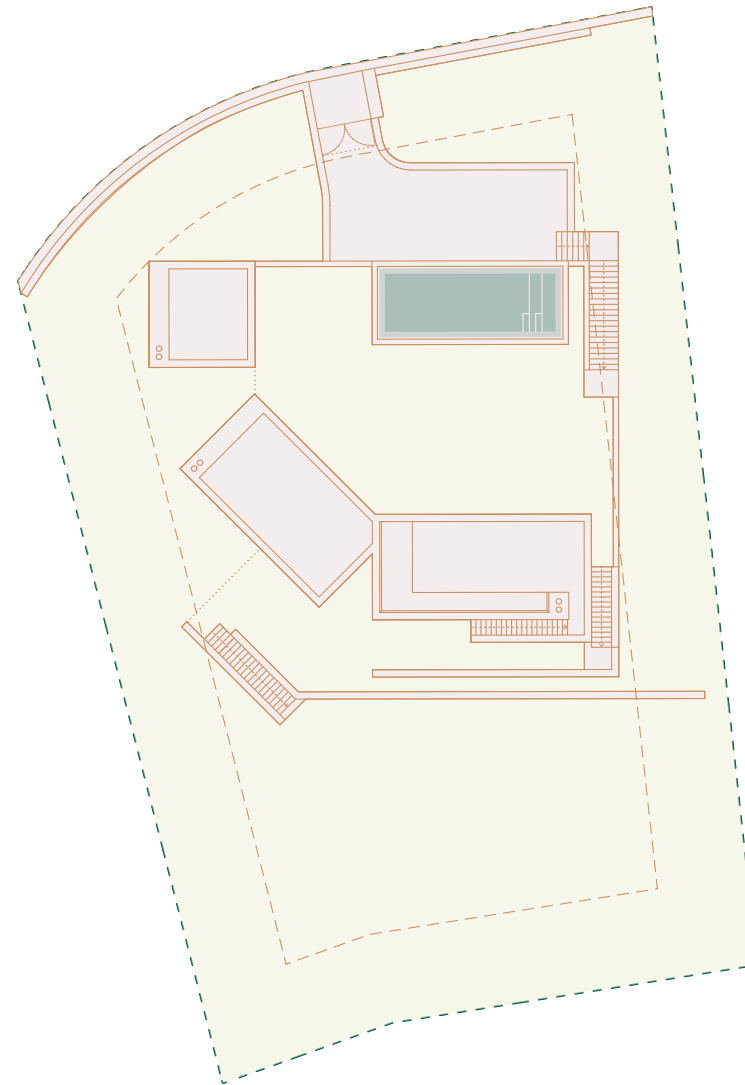
PLOT AREA — 1735 m²

(all areas shown in this page are gross)

- 1. Int. Gross Const. Area — 302,7 m²**
 - a. Upper Level — 85,3 m²
 - b. Lower Level — 170,6 m²
 - c. Basement — 47,9 m²
- 2. Covered Terraces — 33,2 m²**
- 3. Uncovered Terraces — 0 m²**
- 4. Rooftop Terraces — 60,7 m²**
- 5. Technical Areas — 21,8 m²**
 - a. Lower Level — 11,4 m²
 - b. Basement — 10,3 m²
- 6. Garage — 62,6 m²**
- 7. Pool — 10 m x 4 m**

— Int. Gross Const. Area
+ Technical Areas
+ Garage (1+5+6) | 387,1 m²

— Total Area (1+2+3+4+5+6) — 481 m²





Alcedo Villas

Unit C12 | v3

LOWER LEVEL

(all areas shown in this page are usable)

Bedroom — 15 m²

Bathroom — 4,7 m²

Closet — 4,2 m²

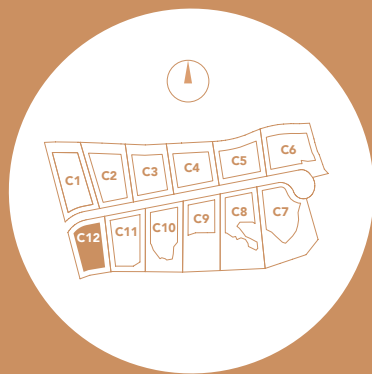
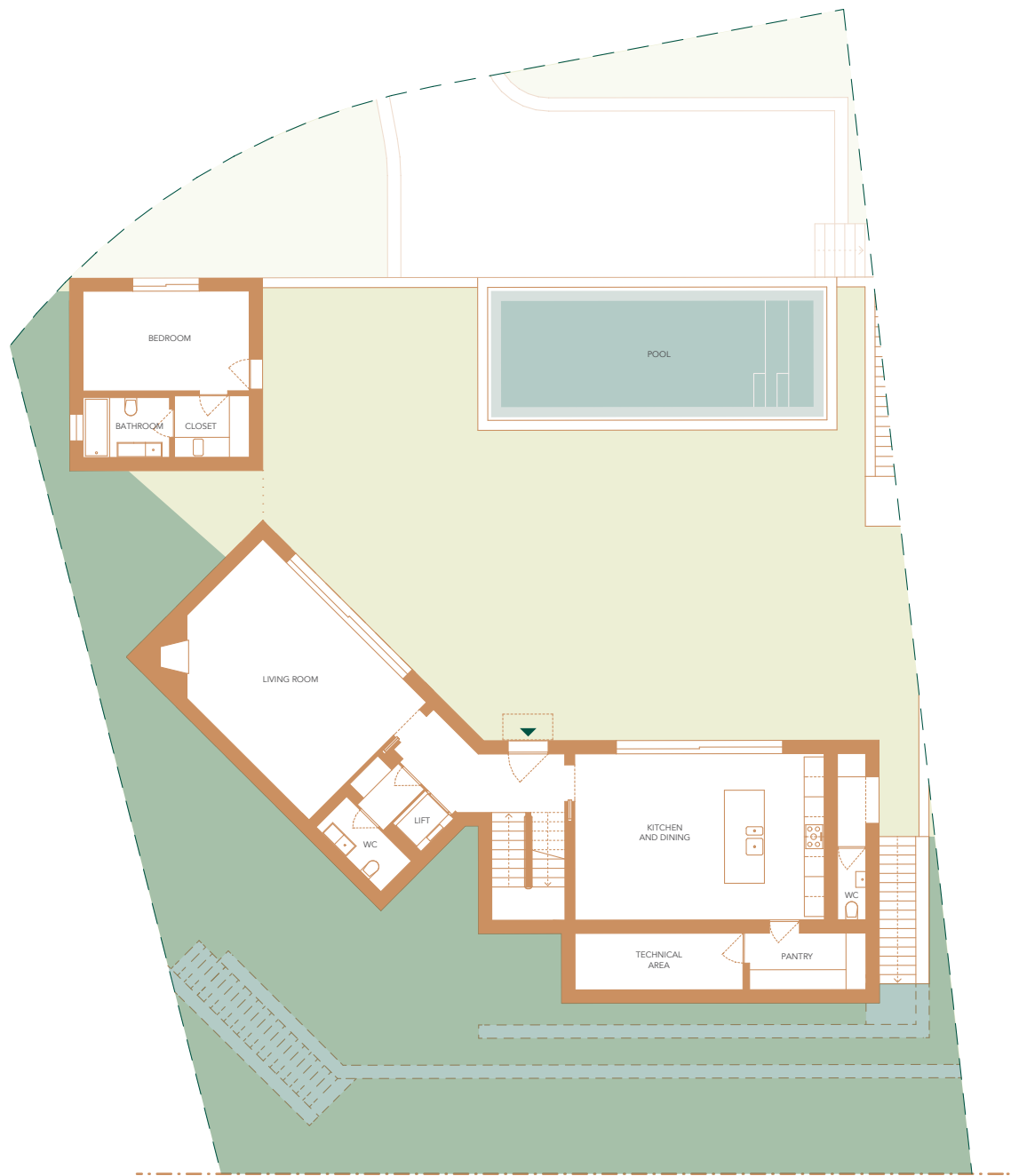
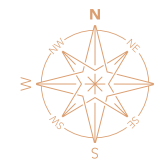
Living Room — 34,8 m²

WC — 3,6 m²

Kitchen and Dining — 37,5 m²

Technical Area — 8,6 m²

Pantry — 6, m²





Alcedo Villas

Unit C12 | v3

UPPER LEVEL

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

A

Covered Terrace — **11,3 m²**

Bedroom — **16,3 m²**

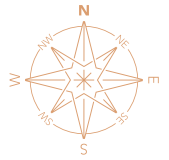
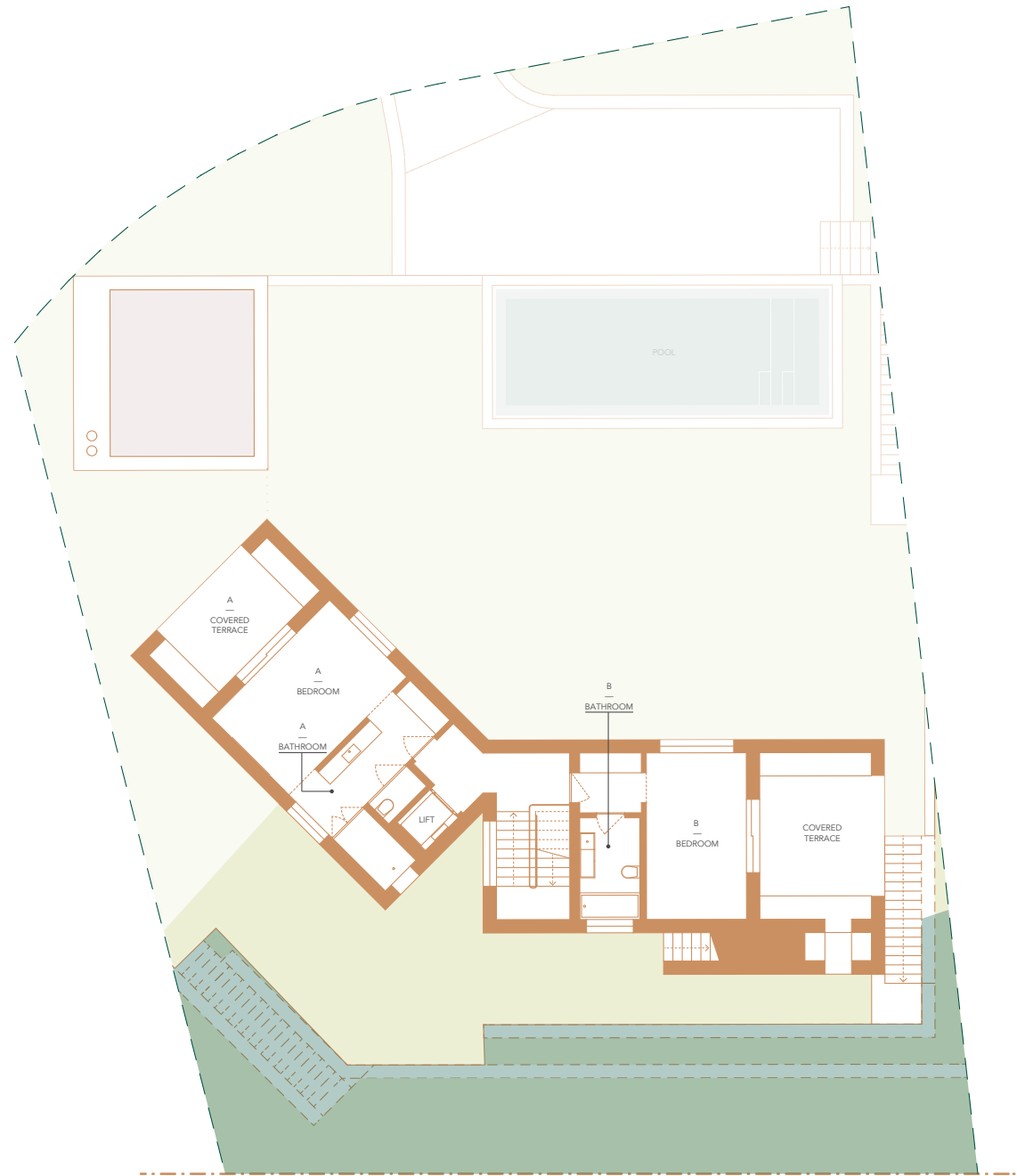
Bathroom — **12,1 m²**

B

Bedroom — **17,4 m²**

Bathroom — **5,5 m²**

Covered Terrace — **16,7 m²**





Alcedo Villas

Unit C12 | v3

BASEMENT

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

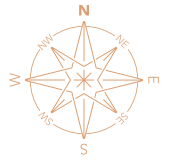
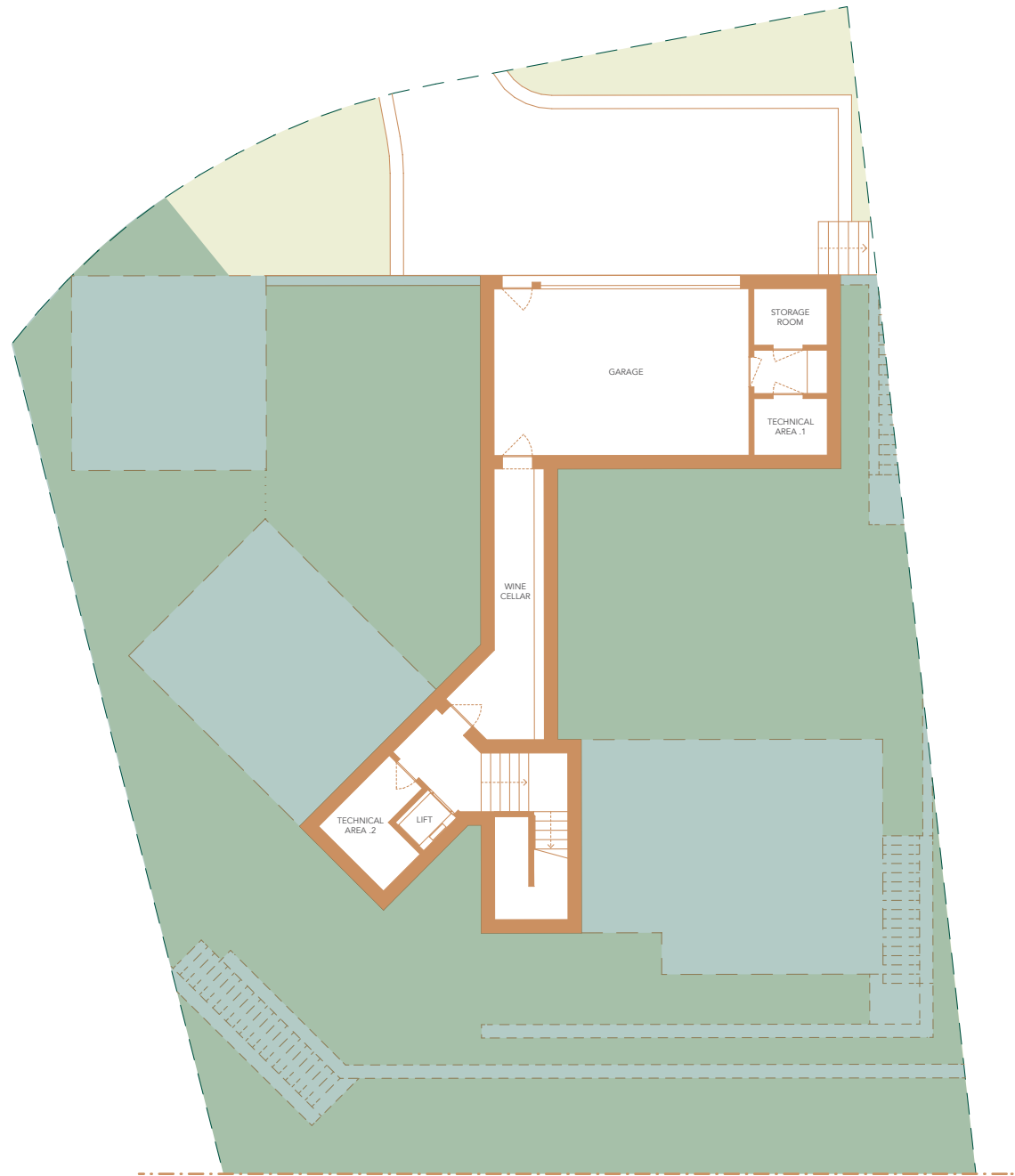
Garage — **38,3 m²**

Storage Room — **3,7 m²**

Technical Area .1 — **3,7 m²**

Wine Cellar — **14,3 m²**

Technical Area .2 — **6,3 m²**





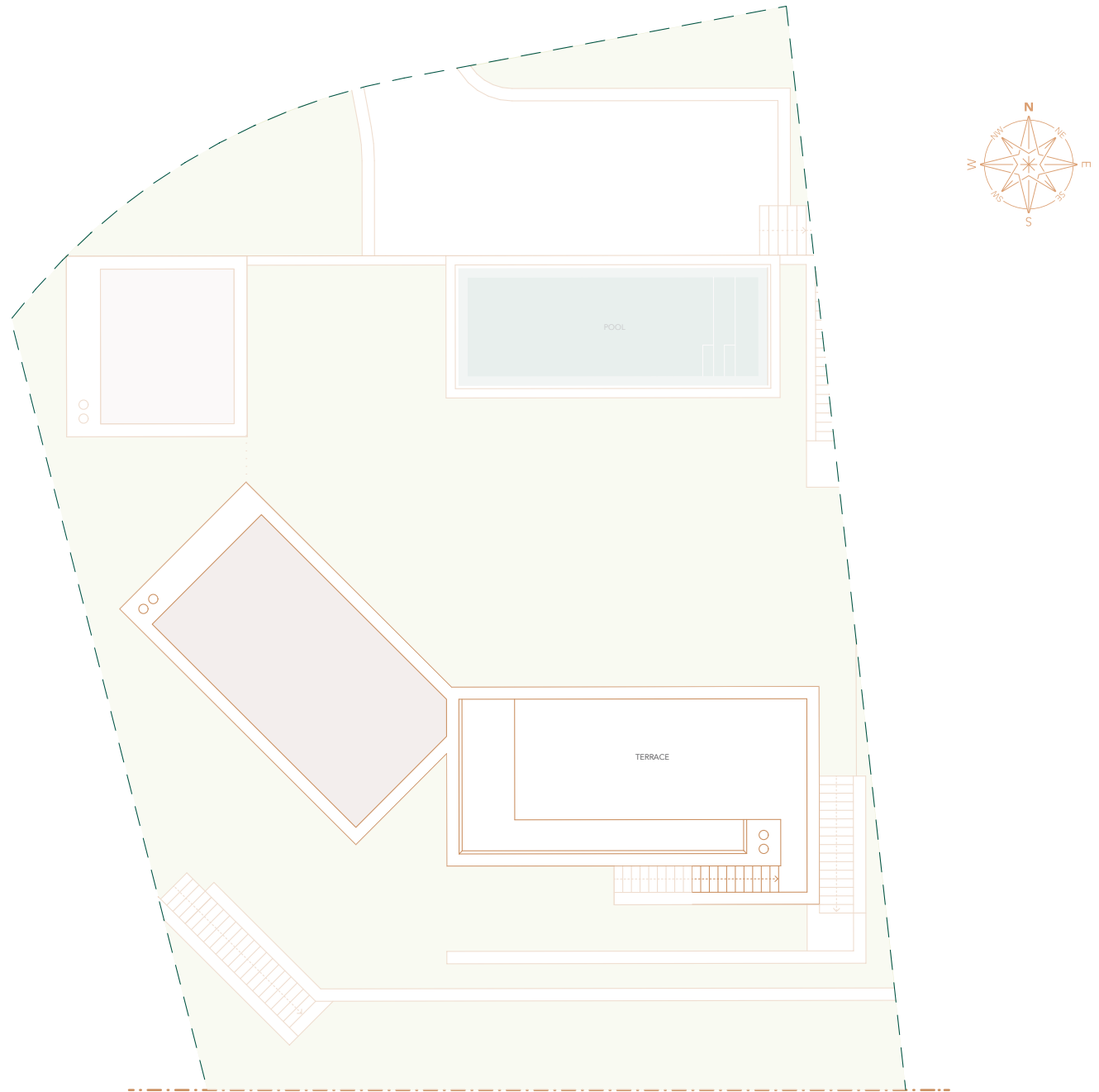
Alcedo Villas

Unit C12 | v3

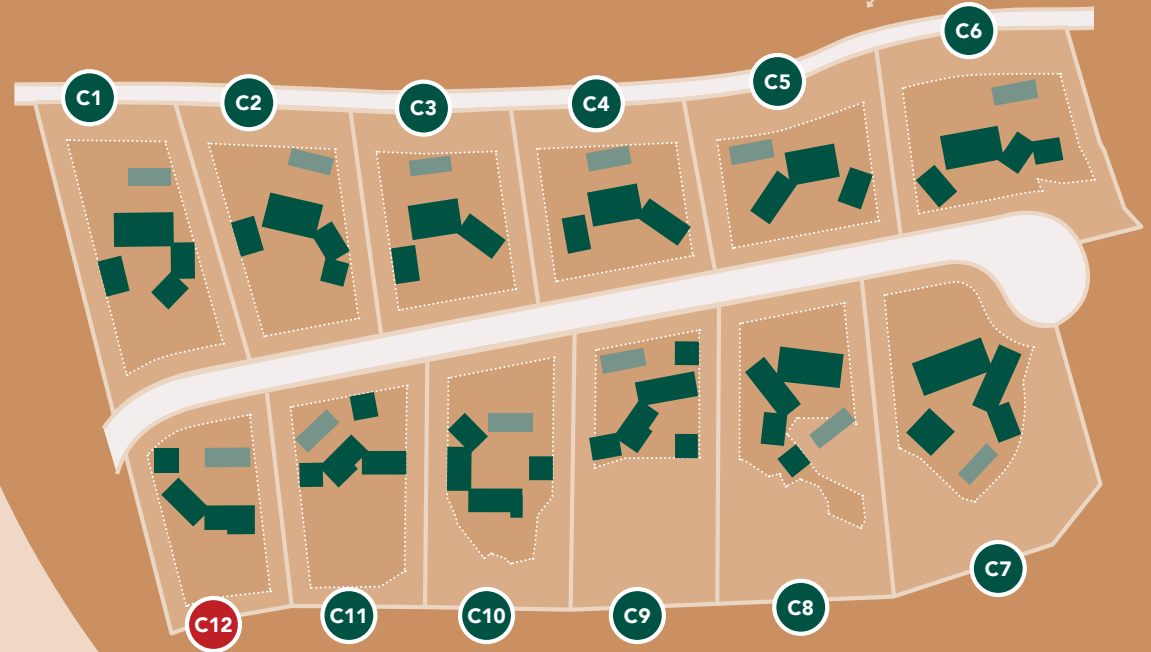
ROOFTOP

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

Terrace — 56,2 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



C7

C8

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C12

C6

C5

C4

C3

C2

C1



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

