



## Bespoke Contemporary Luxury Villa at Ombria Resort in a breath-taking setting with golf course



### Informazioni sull'Agente

Nome:	Conny Deuring
Nome della ditta:	Quinta Hills
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 4,064,371

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Faro
Città:	Loule
Pubblicato:	03/05/2024

### Descrizione:

#### ALCEDO VILLAS

12 bespoke turnkey villas, 3 to 7 bedrooms

Plots of 1.735 3.325 m<sup>2</sup>

Living areas including terraces: 480 750 m<sup>2</sup>

Interiors can be customised according to each clients needs

Sold off-plan construction of each villa starts after Sale Contract is signed and construction license is issued by the local municipality

16 months estimated construction time

Villa and garden maintenance: by owner or by Ombria

Rental: by owner or through Ombria (optional rental program managed by Viceroy Hotels & Resorts)

Prices: on request

### Internal

Vidraço Atáija Azul stone flooring, bedrooms finished in solid wood, bathrooms in Portuguese marble.

Tilt & turn sliding windows with thermal insulation.

Reinforced timber front door with high-security magnetic lock.

### Equipment



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Smart climate control and solar technology with under-floor heating in all living areas, bedrooms and bathrooms.

Bathrooms in various Portuguese marbles with custom washbasins, tops and furniture. Bronze finished taps, showers and flush plates with free-standing bathtub in master bathroom.

Custom wardrobes and walk-in closets with integrated lighting.

Home Automation System controlling lighting, alarms, underfloor heating and air conditioning.

Fully fitted and equipped kitchen with custom cabinetry, high-end appliances and Estremoz marble countertops.

All rooms, including kitchen, equipped with TV, telephone and high-speed internet.

Traditional wood burning fire place, custom-designed with handmade Portuguese tiles.

## External

Private garage for 3 vehicles, connections for hybrid vehicles with private lift and staircase.

Landscaped gardens with automated lighting and irrigation, terraces in Vidraço Ataíja Azul stone.

10,20m x 4,00m in-ground swimming pool with heating and automatic roll cover, finished in white Portuguese

marble with solid wood deck.

Natural stone perimeter walls with automated gates and garage access.

CCTV and security camera system.

## Other Advantages

Fire detector and alarm connected to central security office.

CCTV camera system for communal areas.

Fully trained security staff operating 24 7 throughout the resort.

## VICEROY at OMBRIA RESORT FACILITIES

- 5 Star Hotel
- Outdoor heated swimming pools
- Restaurants
- Astronomic Observatory
- Spa with heated indoor and outdoor pools
- 18 Hole Golf Course
- Club House with Fitness centre and Swimming Pool
- Junior Club
- Conference centre
- Organic vegetable garden
- Cycling Lane
- Nature and Jogging path

- REF: CA-C159

## Comune

Camere da letto: 4



Bagni: 4  
Finito piedi quadrati: 381,9 mq  
Dimensione del lotto: 2232 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: CA-C159

