



## Ombria Algarve - T3 Semi-detached Villa at The Oriole Village near Loulé



### Informazioni sull'Agente

Nome:	Reinhild Schulte Guerra
Nome della ditta:	Algarve Property Agency
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

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Faro
Città:	Loule
Pubblicato:	31/03/2025

#### Descrizione:

The finishing throughout expresses a true sense of the interior spaces capture the feel and freedom of an outdoor lifestyle and the heritage of a place in balance with nature.

#### Building Specifications

##### Internal

Floors: Engineered marble tiles in living dining rooms and kitchens. Oak wood in bedrooms and halls. Engineered marble in bathrooms.

Terraces: Slate stone or Terracotta

Walls: Double walls between units with insulation. Interior walls in painted stucco, applied over ceramic masonry walls.

Ceilings: Plaster finished.

Windows: Satin anodized aluminium frames with double glazed windows.

#### Equipment

Climate control via a multi-split direct expansion system and a geothermal ground source system and underfloor heating in all living spaces.

Plumbing system with thermally insulated water pipes and acirculation pump to keep hot water in the pipes for immediate hot water.

Bathrooms with custom furniture. Bronze finished taps, showers and flush plates. Free standing bathtub in master bathroom.



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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 and high-end appliances.

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

External

Garage parking for 2 vehicles, charging connections for electric vehicles. Detached villas additionally have exterior dedicated parking for 1 vehicle and 1 buggy with electrical charging station.

Landscaped gardens with automated lighting and irrigation, terraces in Slate stone or Terracotta.

Some units have an in-ground swimming pool with concrete base finished with a pigmented mortar.

Wooden deck.

Other Advantages

Reception building with restaurant bar.

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.

2 large shared swimming pools (one of them heated).

Condominium management

Structures and communal areas repair and maintenance: roads, gardening, landscape.

Indoor and outdoor common areas: lighting, heating, cleaning, waste disposal, 24h security system including CCTV.

Property management

Property maintenance, pool and garden maintenance, housekeeping.

Optional rental program Managed by Ombria and operated by a market-leading hotel operator such as Viceroy Hotels & Resorts.

- REF: CA-C160-SDV

Costruito: 2024

## Comune

Camere da letto: 3

Bagni: 3

Finito piedi quadrati: 168,14 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: CA-C160-SDV



# IMLIX

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