



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



### Emlakçı Bilgisi

İsim:	Reinhild Schulte Guerra
Şirket Adı:	Algarve Property Agency
Ülke:	Portugal
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Web sitesi:	

### İlan Detayları

İçin mülk: Satılık

#### Konum

Ülke: Portugal  
Eyalet/Bölge/ Şehir: Faro  
Şehir/İlçe: Loule  
Yayınlandı: 31.03.2025

#### Açıklama:

#### ALCEDO VILLAS

12 bespoke turnkey villas, 3 to 7 bedrooms

Plots of 1.735 3.325 m2

Living areas including terraces: 480 750 m2

Interiors can be customised according to each client's 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: from 2,750,000 to 4,000,000 (excluding furniture)

#### Internal

Vidraço Atáíja 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

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

## Genel Bilgiler

Yatak odası:	4
Banyo:	4
Bitmiş metrekare:	381,9 m2



IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

Arazi Büyüklüğü: 2232 m2

### Lease terms

Date Available:

### Contact information

IMLIX ID: CA-C159

