

# ALCEDO VILLAS

**Unit C09 | V5**





## 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



← LOULÉ 7 KM

↑ FONTE BENÉMOLA 1 KM  
QUERENÇA 2 KM

MAIN ENTRANCE





C7

C8

C9

C10

C11

C12

C1

C2

C3

C4

C5

C6





C7

C8

C9

C10

C11

C12

C6

C5

C4

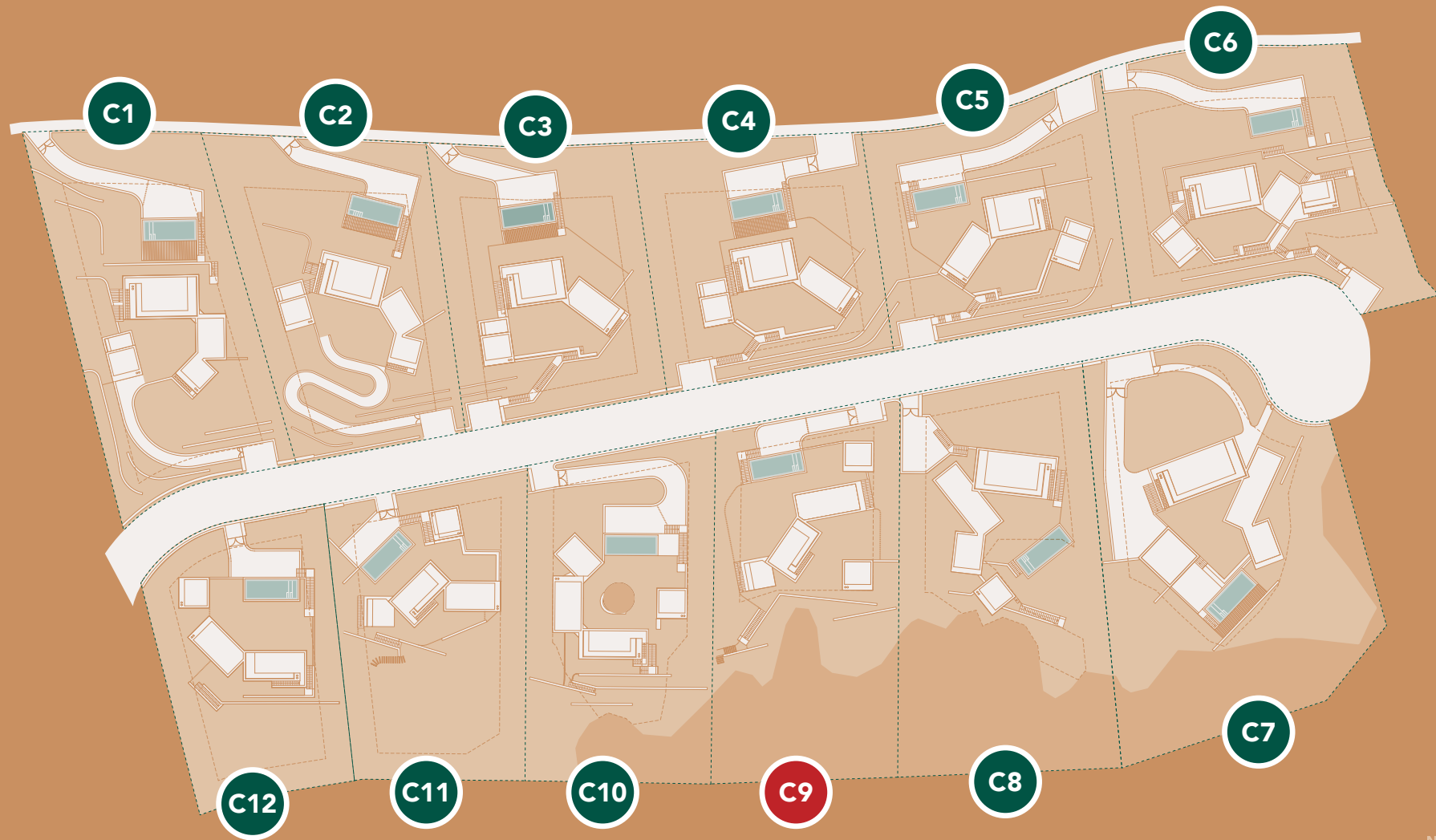
C3

C2

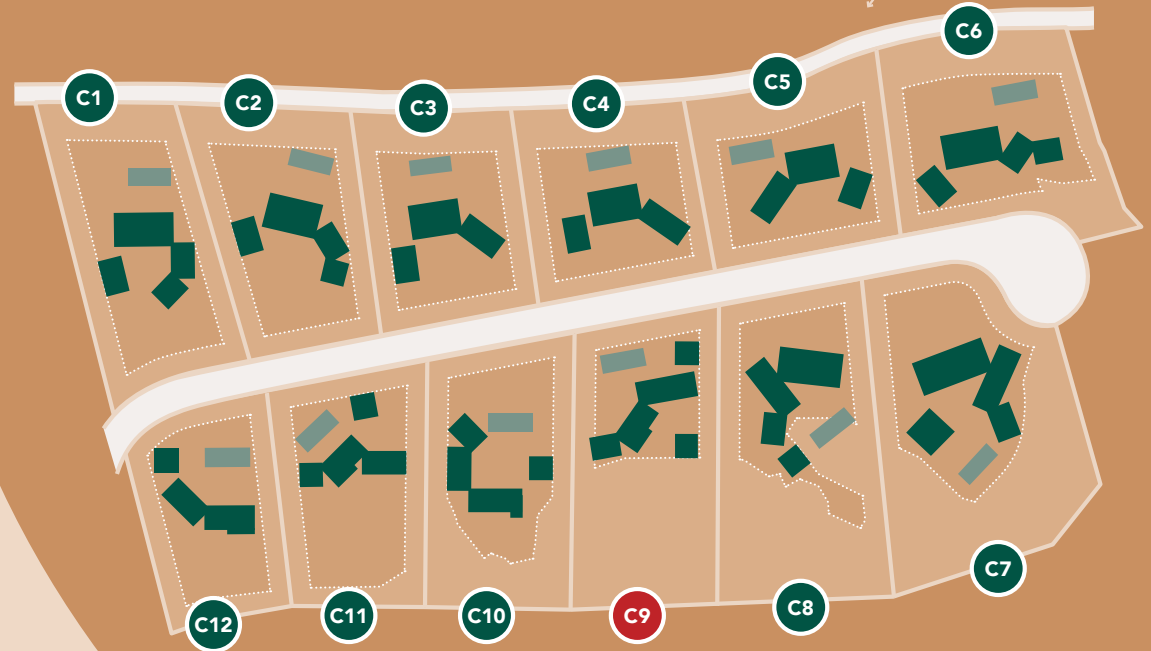
C1







# Alcedo Villas Masterplan



UNIT	PLOT AREA M <sup>2</sup>	NUMBER OF BEDROOMS	TYPE <sup>1)</sup>	INT. GROSS CONST. AREA + TECH. AREAS + GARAGE <sup>2)</sup>	INT. GROSS CONST. AREA + TECH. AREAS + GARAGE + COV., UNCOV. AND ROOFTOP TERRACES <sup>3)</sup>
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

<sup>1)</sup> Type L: Bedrooms in the lower level; Type U: Bedrooms in the upper level

<sup>2)</sup> Internal Gross Construction Area + Technical Areas + Garage

<sup>3)</sup> Internal Gross Construction Area + Technical Areas + Garage + Covered, Uncovered and Rooftop Terraces

ALCEDO  
VILLAS

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UNIT C9





# Alcedo Villas

## Unit C9 | V5

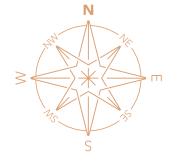
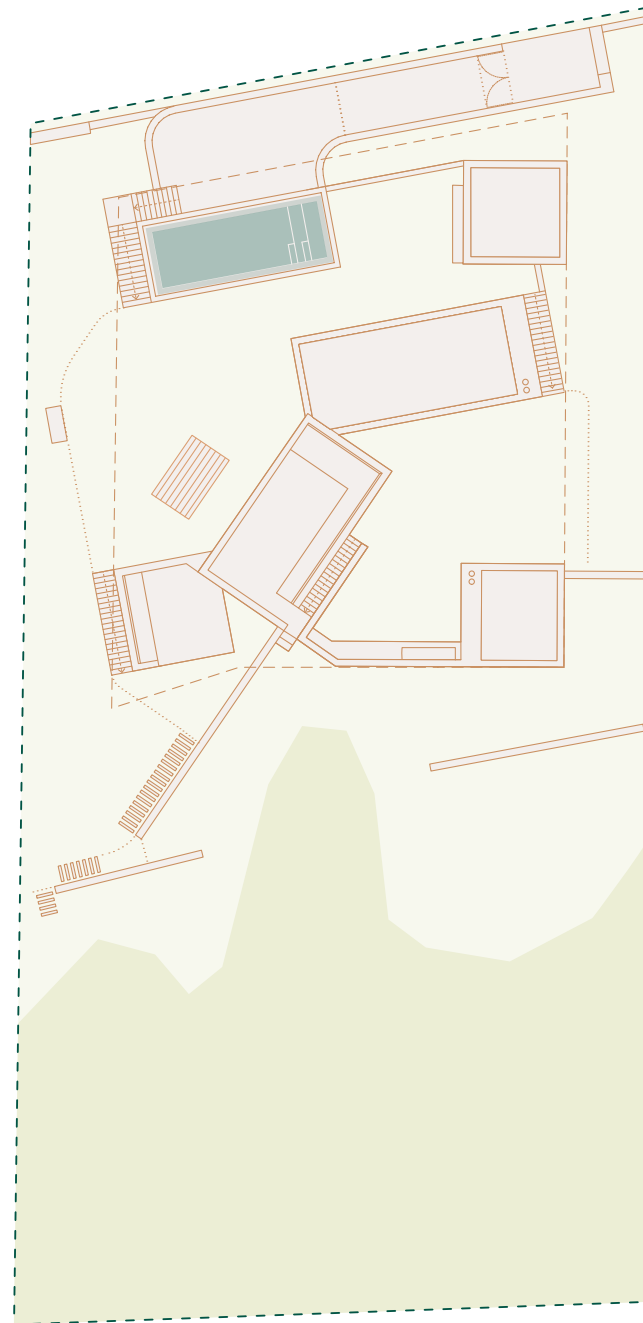
PLOT AREA — 2477 m<sup>2</sup>

( all areas shown in this page are gross )

- 1. Int. Gross Const. Area — 402,2 m<sup>2</sup>**
  - a. Upper Level — 148,8 m<sup>2</sup>
  - b. Lower Level — 213,3 m<sup>2</sup>
  - c. Basement — 40,2 m<sup>2</sup>
- 2. Covered Terraces — 13,9 m<sup>2</sup>**
- 3. Uncovered Terraces — 0 m<sup>2</sup>**
- 4. Rooftop Terraces — 80,6 m<sup>2</sup>**
- 5. Technical Areas — 30,1 m<sup>2</sup>**
  - a. Lower Level — 8,6 m<sup>2</sup>
  - b. Basement — 21,5 m<sup>2</sup>
- 6. Garage — 62,6 m<sup>2</sup>**
- 7. Pool — 10 m x 4 m**

— Int. Gross Const. Area  
+ Technical Areas | 494,9 m<sup>2</sup>  
+ Garage (1+5+6)

— Total Area (1+2+3+4+5+6) — 589,4 m<sup>2</sup>





# Alcedo Villas

## Unit C9 | V5

### BASEMENT

( all areas shown in this page are usable )

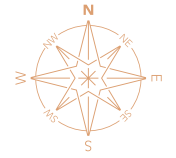
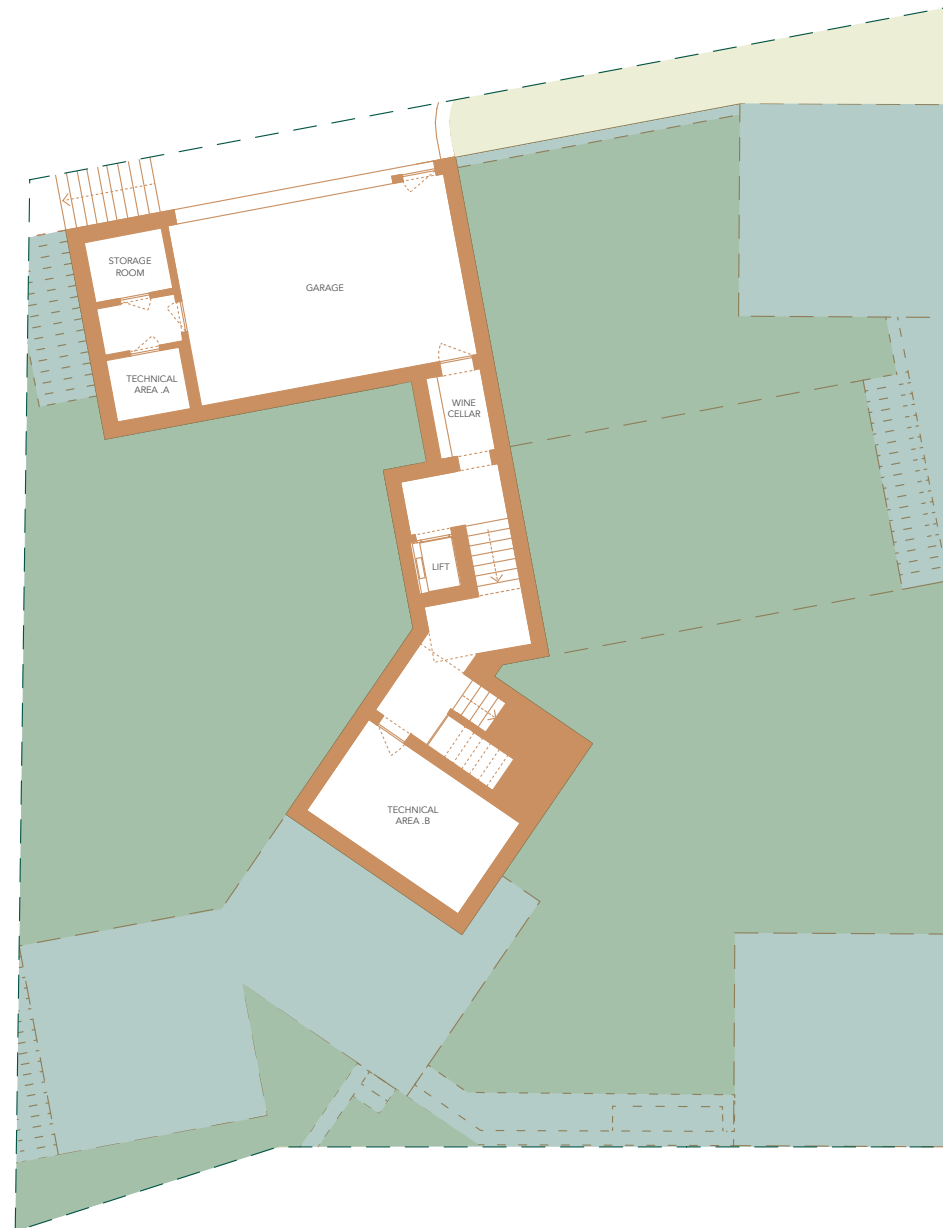
Garage — 38,3 m<sup>2</sup>

Wine Cellar — 4,3 m<sup>2</sup>

Technical Area .A — 3,5 m<sup>2</sup>

Technical Area .B — 18 m<sup>2</sup>

Storage Room — 3,7 m<sup>2</sup>







# Alcedo Villas

## Unit C9 | V5

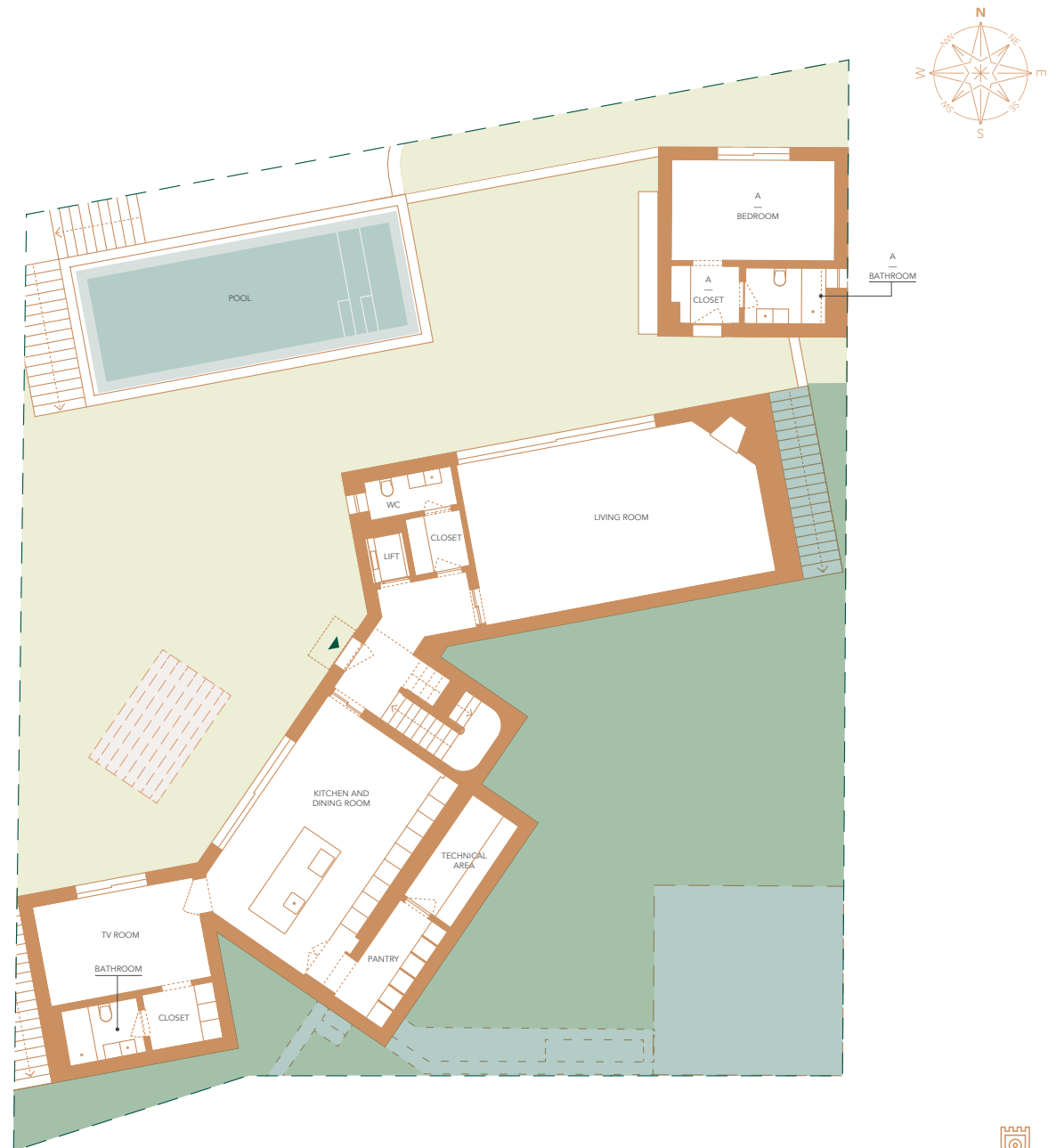
### LOWER LEVEL

( all areas shown in this page are usable )

- Living Room — 43,7 m<sup>2</sup>
- WC — 3,3 m<sup>2</sup>
- Closet — 3 m<sup>2</sup>
- Kitchen and Dining Room — 36,4 m<sup>2</sup>
- Technical Area — 6,6 m<sup>2</sup>
- Pantry — 6,4 m<sup>2</sup>

- TV Room — 15 m<sup>2</sup>
- Closet — 4,2 m<sup>2</sup>
- Bathroom — 4,7 m<sup>2</sup>

- A**
- Bedroom — 15,5 m<sup>2</sup>
- Closet — 3,9 m<sup>2</sup>
- Bathroom — 4 m<sup>2</sup>





# Alcedo Villas

## Unit C9 | V5

### UPPER LEVEL

( all areas shown in this page are usable )

#### A

Bedroom — 28,7 m<sup>2</sup>

Bathroom — 14,2 m<sup>2</sup>

Closet — 7 m<sup>2</sup>

#### B

Bedroom — 15 m<sup>2</sup>

Bathroom — 4,7 m<sup>2</sup>

Closet — 4,2 m<sup>2</sup>

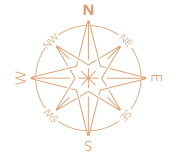
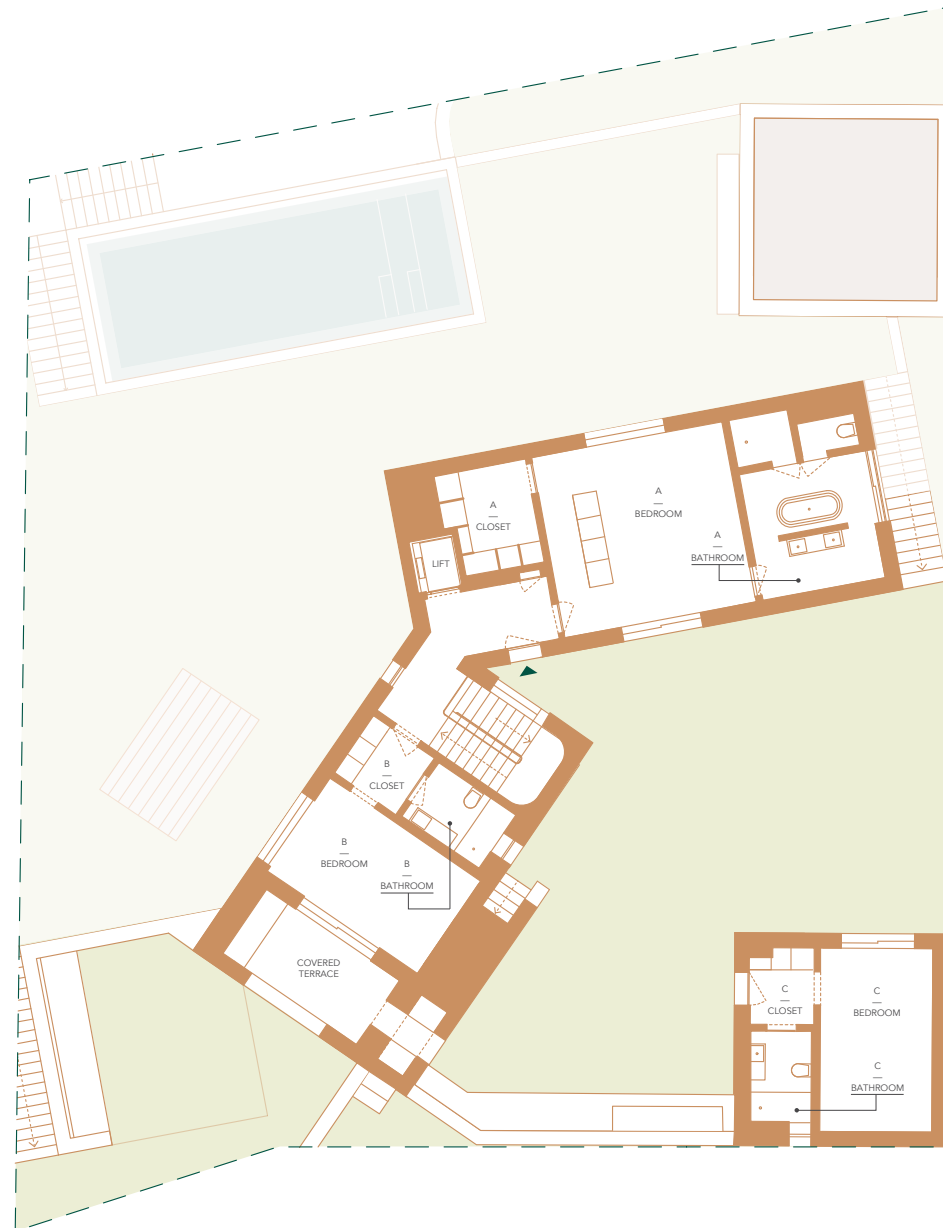
Covered Terrace — 10,5 m<sup>2</sup>

#### C

Bedroom — 15 m<sup>2</sup>

Bathroom — 4,7 m<sup>2</sup>

Closet — 4,2 m<sup>2</sup>







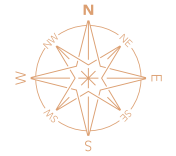
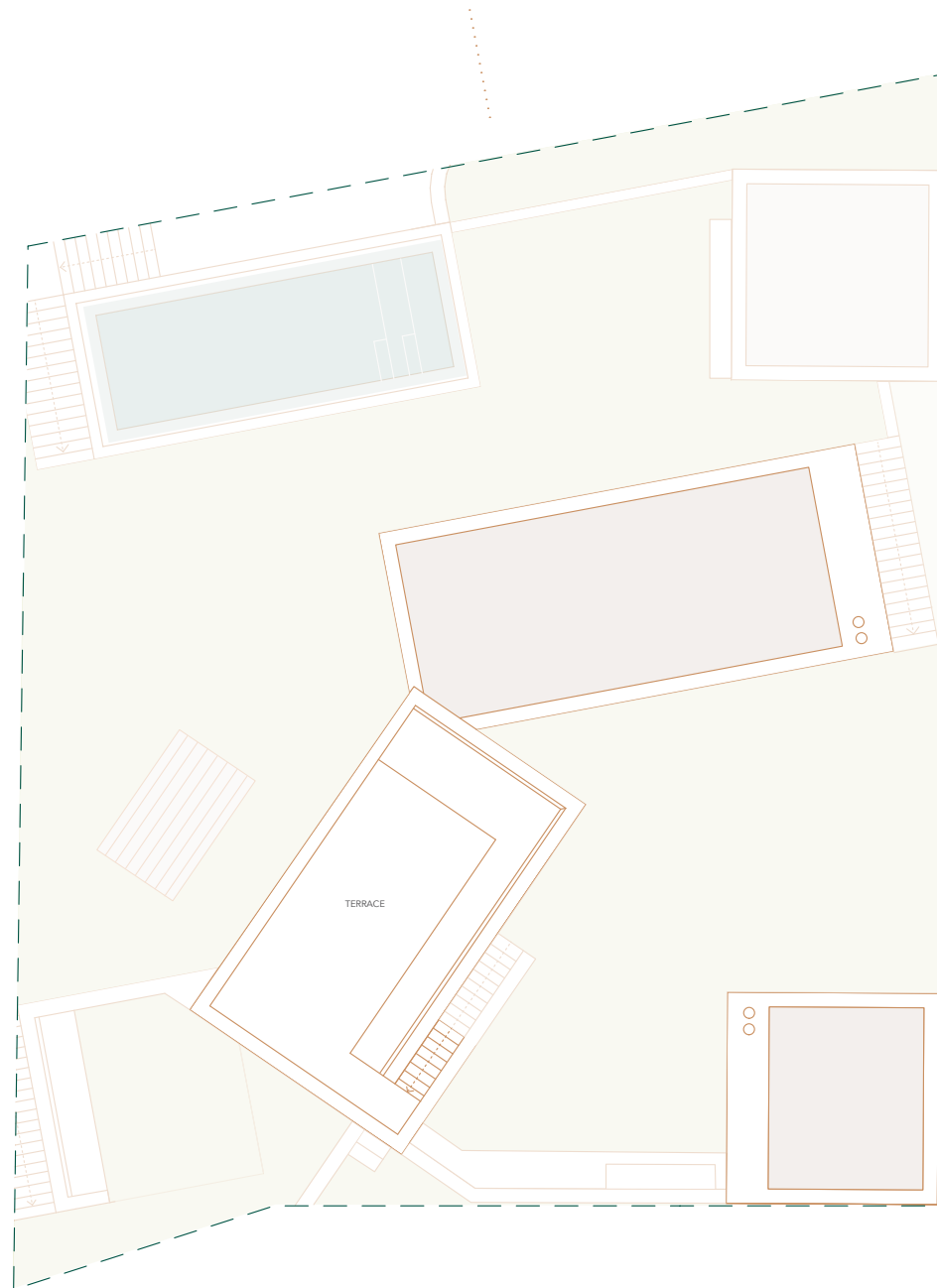
# Alcedo Villas

## Unit C9 | V5

ROOFTOP

( all areas shown in this page are usable )

Terrace — 50 m<sup>2</sup>





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