



# IMLIX

سوق العقارات IMLIX  
https://www.imlix.com/ar/

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

### معلومات الوكيل

Conny Deuring : اسم:  
Quinta Hills : اسم الشركة:  
Portugal : بلد:  
Experience  
since:  
Selling a Property : نوع الخدمة:  
Specialties:  
Apartments Property Type:  
: هاتف:  
Portuguese Languages:  
: موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 3,500,000

موقع  
بلد: Portugal  
الدولة / المنطقة / المحافظة: Faro  
مدينة: Loule  
نشر: 03/05/2024  
وصف:

### 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 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: 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 Ataija 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

مشترك

4

غرف نوم:

4

الحمامات:



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

381,9 م  
2232 م

تشطيب قدم مربع:  
حجم كبير:

**Lease terms**  
Date Available:

**Contact information**  
IMLIX ID:

CA-C159

