

ALCEDO VILLAS



OMBRIA

RESORT

CARVED *by* NATURE



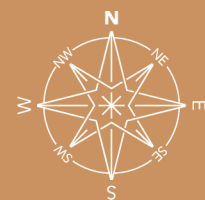
Welcome to Ombria Resort

Winding through secluded oak valleys, we discover a sanctuary at the heart of the Algarve.

Your doorway, carved by nature, to a timeless way of life. A sustainable resort living in harmony with a unique region and vibrant community. Where we are inspired to do the same, becoming a part of its story as it becomes part of ours.



EUROPA
PORTUGAL



Location and Access

Accessibility
Approximately 20 minutes' drive from Faro airport.
Access to the A22 highway in less than 10 min –
road connection to Lisbon or Spain.
20 minutes' drive from several beaches.

Nearby distances
Faro Airport 22 km
Querença 2 km
Loulé 6 km
Quinta do Lago 12 km
Vale do Lobo 12 km
Vilamoura 12 km
Nearest beach 20 km

Travel time
By car
Lisbon 2.5 h
Seville 2 h

By plane
Helsinki 5 h
Berlin 4 h
Dublin 3.5 h
Amsterdam 3 h
London 2.5 h
Paris 2.5 h



Where we take time
to enjoy a new way of life...



An Authentic Lifestyle, An Exceptional Experience

Nature and lifestyle infused in perfect harmony, spoiling us in an unspoiled setting. Inspired by local architecture, culture and landscape. An oasis woven around trees that have stood here for generations.

Alcedo villa owners enjoy a resort at their doorstep, and surroundings of age-old olive groves and meandering streams of crystal clear water. Committed to innovation and sustainability, we compliment natural serenity with the experiential luxury and stunning design of our golf course, spa and many exclusive facilities. Health and wellness therapies, delectable dining moments and thrilling sporting adventures all immersing you in your surroundings.



Discover the Heart of the Algarve

Nestled at the heart of the Algarve, enclosed by nature reserves and picturesque, white-walled villages, Ombria Resort is easily accessible from nearby Faro Airport, so magnificent golf courses, spectacular beaches and your own hidden spots are never more than a step away.

A natural climate of pleasant summers, mild winters and our bioclimatic architecture ensures the perfect temperature throughout the year. With turn-key management leaving you free to enjoy warm blue skies and time-forgotten villages, rich with gastronomy, culture and history. Soon you'll share our passion to preserve them and understand why we call this the heart of the Algarve.



320 days of sun per year



Investing in nature.






Nature reminds
us that the smallest
things still matter.



Next Generation Sustainability

Sustainable consideration is an integral part of Ombria’s philosophy; how we affect our environment, how we may protect and promote local heritage and what impact we will have upon the local community. Discover our passion to preserve the region for future generations.

Architecture, lighting, material sourcing and design aesthetic all work in harmony with the natural environment to create a seamless experience of indoor-outdoor living. Our bioclimatic smart houses use cutting-edge solar and geothermal energy sources as part of our commitment to ensure that the lands inspiring us live on to inspire others.

-  sustainable vision
- +
-  Over 2.000 new trees will be planted
- +
-  minimal water consumption
- =



Lush woods. Still waters.
Enjoy the freedom to explore.





A timeless place of
simple pleasures.



A Stay Closer to Nature

Time spent here is an investment in a new way of life, in wellness, for yourself, friends and family. A simple, stress-free ownership experience that promises the freedom and adventure of an outdoor lifestyle.

Enjoy the pleasures of a timeless way of life. Cycling, hiking and kayaking to renew the spirit. Secluded forests and tucked away villages. Locally-cured hams and freshly caught fish. Regional wines and artisanal produce. The natural invigoration of the outdoors has inspired contemporary, yet timeless, Algarvian architecture and design. Your path to a better quality of life.



- 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

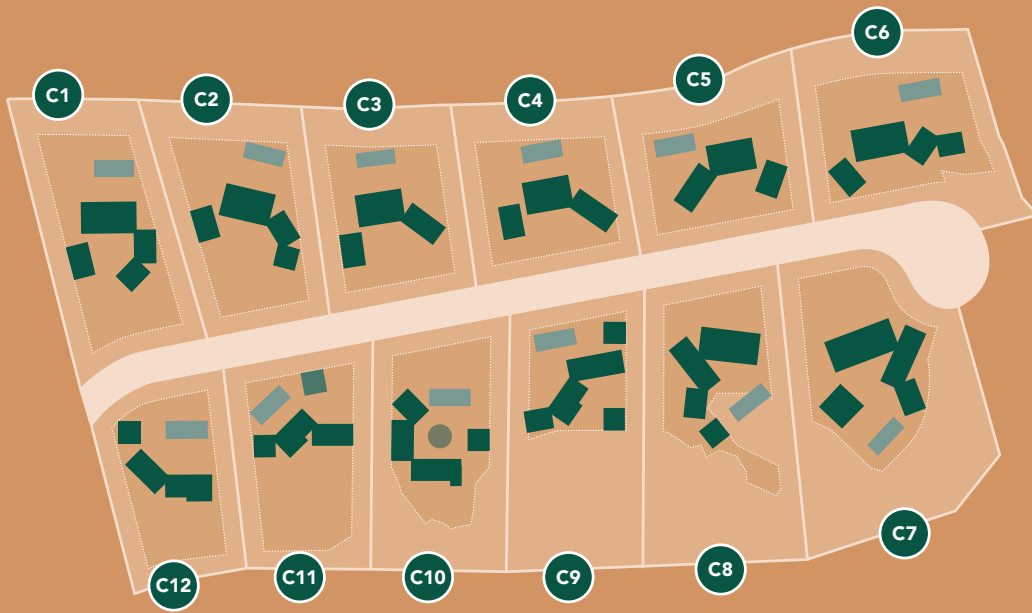
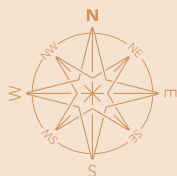
- RESTAURANTS
- FITNESS
- CYCLING LANE
- NATURE PATH
- JOGGING PATH
- 18 HOLE GOLF COURSE
- SPA
- JUNIOR CLUB
- ORGANIC VEGETABLE GARDEN

Ombria Resort Masterplan

Become part of our story

Starting at the central plaza, the heart of a village, lies an entire resort to explore. Friends, old and new, greet each other warmly at the clubhouse. Tantalising aromas and familial smiles welcome us to restaurants and bars. A lifestyle rooted in nature, simple pleasures and unforgettable memories.

A calendar of activities and events can be enjoyed the whole year-round, the adventurous can set out on hiking and mountain bike trails, families can enjoy organic vegetable picking and the honey harvest, while romantic evenings can be spent star-gazing at the astronomical observatory.



UNIT	PLOT AREA M ²	NUMBER OF BEDROOMS	TYPE ¹⁾	INT. GR. CONST. AREA + TECH. AREAS + GARAGE ²⁾	INT. GR. CONST. AREA + TECH. AREAS + GARAGE + CO., UNCO. AND ROOFTOP TERRACES ³⁾
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	5	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

¹⁾ Type L: Bedrooms in the lower level; Type U: Bedrooms in the upper level

²⁾ Internal Gross Construction Area + Technical Areas + Garage

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

Alcedo Villas Masterplan

Create a home as unique as yourself

Each of our twelve Alcedo villas echo Umbria’s village sensibilities as its own private hamlet, bringing together the personalities of both their owner and region.

With unique, tailorable designs working within the resort philosophy, they are the epitome of a lifestyle at peace with nature, your perfect home in the perfect setting.



Our Concept, Your Way

Complementing the contours of the surrounding hills by instilling traditional elements into contemporary bioclimatic architecture, each Alcedo villa applies the highest aesthetic standards, construction quality and finishing details to best express our passion and your needs.

Each villa is comprised of distinct areas that surround a central patio area, creating the welcoming feel of a secluded forest hamlet. Removing the borders between outdoor and indoor living, the clearly defined spaces allow a seamless transition throughout the day. From shade to sunshine, flexible, organic layouts allow for all-year-round use.

Personalization will create a completely bespoke living experience infused with the calming surroundings, where stunning framed landscapes breathe life into every interior space. Through locally-sourced materials, patterns and textures, each villa will tell its own distinct story, the tale of an owner, a region and how they grow together.



Outdoor living indoors.
A home in harmony.



Stunning design to compliment
sumptuous surroundings



Architecture Rooted in Nature

The Alcedo designs are intended to provide each with a distinct voice yet preserve a common language, this was done by embracing traditional Portuguese craftsmen and local materials within a sophisticated, modern context.

Their designer, PROMONTORIO, is an internationally renowned architecture, planning, landscaping, interior and graphic design firm based in Lisbon. From concept to design, they followed a creative vision inspired by the surroundings, weaving each villa into the hillsides and forests and utilising traditional Algarvian elements.

Contemporary architecture draws upon rich local heritage yet incorporates the very latest engineering and technological innovations to provide an excitingly modern residential experience. Each one is a distinctive architectural creation rooted in the past and working in the present but always with an eye to the future.



The Alcedo Collection

Your perfect escape from the crowds to a simpler way of life. Nestled upon a hillside, overlooking the golf course, they offer a lifestyle - your lifestyle - perfectly integrated into the timeless serenity of an unspoiled region.

A collection of only twelve unique villas are available, fully detached and situated upon expansive plots of between 1.700 and 3.300 m². With covered areas ranging from 420 to 630 m², each boasts incredible views, complete privacy and the opportunity of personalization to create the perfect bespoke retreat.

Every room of each 3 to 6-bedroom villa carries with it a sense of the region, from artisanal detailing to local stone, these are interior spaces that capture the feel and freedom of an outdoor lifestyle. Relax in the total seclusion and privacy of the inland Algarve reassured by a full range of security and maintenance services.



Contemporary luxury in
a breath-taking setting







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.



Building Specifications

Every detail of your villa can be tailored to your own distinctive style and needs, our standard finishes incorporate local materials and touches that can inspire the designs of your own unique dream property.

Internal

Vidraço Ataija 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.



Services & Benefits

Ready before your call, we offer owners a comprehensive range of support services. Predicting your needs, we work with your new lifestyle, ensuring a well-managed, perfectly maintained property and ideal resort experience.

Resort 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

House maintenance, pool and garden maintenance,
housekeeping.

Concierge

Organising excursions, sports and activities,
private parties, shuttle service to beach,
airport transfers, childcare, room service.

Rental programme

Sales, marketing and management of properties
within the rental pool.



Investment & Opportunity

An Alcedo villa is your doorway to a premium European destination. An exclusive, one-of-a-kind resort that works to preserve and contribute to the welfare of an unspoiled region.

Portugal

- The third safest country in the world, according to 2017's Global Peace Index (out of 163 analysed).
- Stable government and transparent property purchase procedures.
- Appealing fiscal benefits regime, under the Non-Habitual Resident Status and Golden Visa Program

Algarve

- Over 40 golf courses.
- Outdoor lifestyle.
- Subtropical-Mediterranean climate.
- International Faro Airport — easy access to Europe and the rest of the world.
- Mature tourism and real estate market.

Ombria Resort

- A sophisticated experience in a beautiful and authentic landscape.
- A perfect concept and location match.
- Hotel and Residences managed by Viceroy Hotels & Resorts.
- Exclusive, secure and managed environment.
- The possibility of acquiring either a primary or second (holiday) home, a buy-to-let investment property or a property for retirement.



Owner and Developer

Ilpo Kokkila is the founder of a family-owned Finnish investment company Pontos, the owner and developer of Ombria Resort. He believes in growth and patience, something deeply rooted in the concept and philosophy of Ombria. From seed to tree, at the heart of Ombria lies the spirit of a grower, a sense of connection to the land, to the community, with a passion to plant the roots of a real, sustainable future for the region.

www.pontos.fi



Viceroy Hotel Group inspires travellers with one-of-a-kind authentic lifestyle experiences that bring together provocative design and intuitive service in sought-after locations. A leader in modern luxury, Viceroy are guided by the brand promise “Remember to Live” to create lifelong memories for each and every guest. Their three portfolio tiers have been designed to help travellers find exactly the kind of experience they’re looking for. The Viceroy Icon Collection includes epic hotels and resorts across the globe, The Lifestyle Series showcases attitude-led destinations and the Urban Retreat Collection features bold properties with an independent spirit and eccentric personality.

www.viceroyhotelsandresorts.com



Architecture and Interiors | Promontorio

PROMONTORIO is a leading full-service architecture, planning, landscaping, interior and graphic design firm founded in Lisbon in 1990. With a diverse team of over sixty specialists, they can manage large-scale, complex projects ranging from schools and museums to private villas and offices. This has led them to develop an extensive portfolio covering over 20 countries.

www.promontorio.net



Reservation

Buyers may secure an Alcedo villa by completing a Reservation Form and providing a refundable deposit of €10,000.

Upon receipt of the deposit, the Villa will be marked reserved in the buyer's name, with the buyer then sent a promissory contract. Furniture is not included, each owner is free to furnish their villa as they wish, but a Furniture Package including all furnishings and equipment is available to them.

Payment Terms

All payment terms are set out in the Reservation Form letter and/or the Promissory Contract. The standard payment terms are based upon the stages of completion as follows:

Stage 1 Payment — 25% upon signature of Promissory Contract (minus the reservation deposit).

Stage 2 Payment — 25% upon completion of concrete structure.

Stage 3 Payment — 25% upon completion of MEP.

Stage 4 Payment — 25% upon signature of the deeds.

The information on this brochure is purely indicative, does not form part of any contract and may be subject to change without prior notice for technical, commercial or legal reasons. The illustrations of the development are merely artist's impressions of the final product.

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