

VICEROY

R E S I D E N C E S

OMBRIA RESORT • ALGARVE



OMBRIA

RESORT

CARVED *by* NATURE



 EUROPEAN PROPERTY AWARDS DEVELOPMENT	 EUROPEAN PROPERTY AWARDS DEVELOPMENT	 EUROPEAN PROPERTY AWARDS DEVELOPMENT
★ ★ ★ ★ ★	★ ★ ★ ★ ★	AWARD WINNER
BEST NEW HOTEL CONSTRUCTION & DESIGN PORTUGAL	BEST RESIDENTIAL DEVELOPMENT PORTUGAL	SUSTAINABLE RESIDENTIAL DEVELOPMENT PORTUGAL
<small>The Viceroy at Ombria Resort by Ombria Resort</small>	<small>Viceroy Residences at Ombria Resort by Ombria Resort</small>	<small>Viceroy Residences at Ombria Resort by Ombria Resort</small>
2018-2019	2018-2019	2019-2020
SALICE		

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 peaceful retreat with peace of mind ensured by Viceroy Hotel & Resort management.

A home from home, come as you are, leave at your leisure - the advantages are limitless...



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

Viceroy Residence owners enjoy a resort at their doorstep, and surroundings of age-old olive groves and meandering streams of crystal clear water. 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 immerse 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, landscaping, material sourcing and design aesthetic all work to reflect the natural environment and create the perfect responsible resort. 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
- =





It felt like a dream.
A timeless place
of simple pleasures.



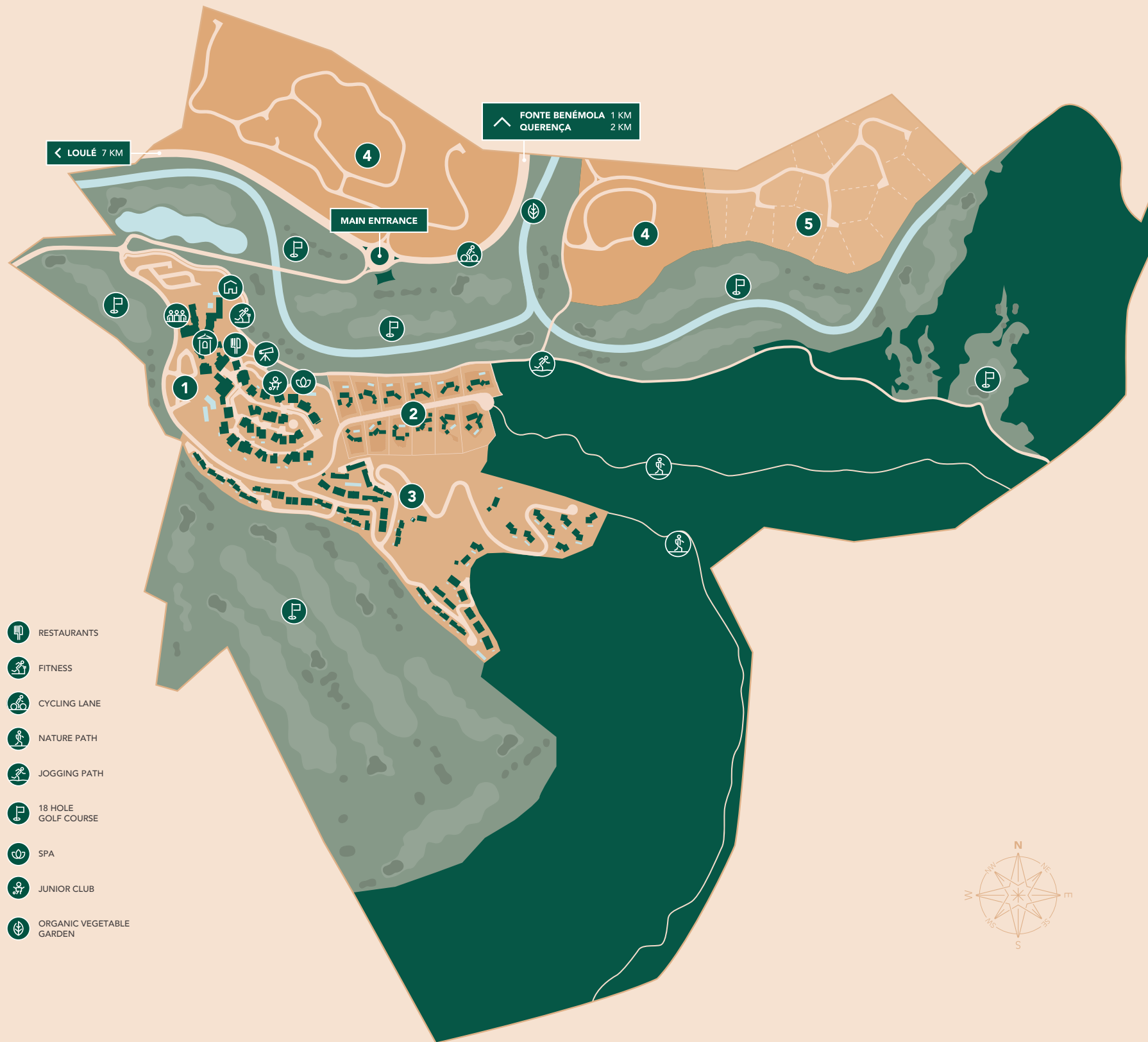
Lush woods. Still waters.
Enjoy the freedom to explore.



A Stay Closer to Nature

A Viceroy Residence is an investment in a new way of life, in wellness, for yourself, friends and family. Simple, stress-free ownership 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 complimented by the exquisite service of Viceroy Hotels & Resorts. 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

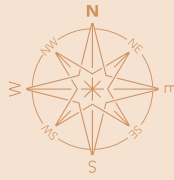
- RESTAURANTS
- FITNESS
- CYCLING LANE
- NATURE PATH
- JOGGING PATH
- 18 HOLE GOLF COURSE
- SPA
- JUNIOR CLUB
- ORGANIC VEGETABLE GARDEN

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.



- | | |
|-----------------------|------------------------|
| Reception | Scene Bar / Library |
| All-Day Dining | Gym |
| Bistro Gourmet | Clubhouse |
| Pool Grill | Spa |
| Scene Bar | Kids Club |
| Speciality Restaurant | Astronomic Observatory |
| Praça | Conference Centre |

Viceroy Residences Masterplan

Come as you are, leave the rest to us

Step into a secluded community inspired by fresh air and outstanding natural beauty. Evoking the local village charm of whitewashed walls and cobbled streets, discover the exquisite service, attention to detail and design innovation that have defined Viceroy around the globe.



The Advantages of Ownership

Enjoy the best of both worlds. A perfectly-managed holiday home and a guaranteed rental income. Branded management ensures you the perfect arrival, while your property, and its rental, is completely taken care of after you leave. Simply turn the key and relax.

Each owner may spend up to ten weeks a year here, special memories with friends and family at a vibrant resort infused with natural serenity. You are investing in a blossoming property market, the local community and in time spent together.

The remainder of the year your property will be rental-managed by Viceroy Hotels & Resorts. The pooled rental income covers all maintenance costs, with the remainder divided out among owners as profit – a guaranteed minimum 5% return for your first five years. Transparent rental management as stress-free as your stay.



Your needs perfectly balanced.
Your home from home.



Paths twist around centuries-old trees. Here we know that tradition endures.



Architecture Rooted in Nature

Every aspect of our design is infused with the essence of the region, a village sculpted into the rolling hillsides as if it had always been there. Traditional Portuguese crafts and materials embraced in a sophisticated, modern context.

Concept design was carried out by WATG, leading architectural designers renowned for innovative designs with an innate sense of place. Following their creative vision for a resort inspired by its surroundings, our dynamic Portuguese architectural team, PROMONTORIO, realised a design shaped by hillsides and villages.

To preserve the warm sense of community experienced in local villages, we created the central Praça, which soon became the vibrant heart of the village. This spirit would spread throughout the bars and restaurants of the resort, new, smart architecture enriched by the heritage and culture of the inland Algarve.



Evocative interior spaces
infused with their surroundings.



Design Inspired by the Region

The Viceroy Residences are a collection of 65 one and two bedroom apartments spread over 18 buildings in the main village. Strongly-defined designs blend outdoor and indoor spaces, past with present. Highest quality finishes pair stunning views with local elements of stone and wood.

WATG's interior design team, Wimberly Interiors, used local materials to create an experiential sense of the region throughout each property. Even the smallest of details playing its part in a journey to forgotten hills and tucked away villages, not only inspired by the Algarve but retelling its story.

Ranging from 70 to 173 m² of internal area, every room is fully furnished and equipped, featuring immaculately bespoke kitchens, living rooms, bedrooms, bathrooms and terraces. With private swimming pools and jacuzzi available, you can easily find the perfect one to suit your needs.



The highest standard of finish
combined with local
materials and craftwork.







Building Specifications

Every minute detail has been designed to seamlessly blend outdoor freedom into contemporary living. Tactile, local materials and discrete, subtle use of technology ensuring that every modern convenience is elegantly integrated into an organic space.

Internal

Floors: Oak wood in halls, bedrooms, living rooms and kitchens with custom stone tiles in bathrooms.

Terraces: Solid wood deck around swimming pool, terraces in Portuguese limestone.

Walls: Double walls between units, single walls inside with bioclimatic, cork-based insulation.

Ceilings: Solid oak beams.

Equipment

Smart climate control via geothermal technology with under-floor heating in all bathrooms.

Bathrooms equipped with glass-door showers, Portuguese marble sink, wall-mounted toilet and bidet, chrome taps and free-standing bathtub.

Solid oak wardrobes with custom glass panelling and integrated lighting.

Smart LED lighting throughout.

Heat-efficient polyethylene plumbing.

Fully fitted and equipped kitchen with stone countertops and mosaic tile backsplash.

55" LED Smart TVs with international channel access and high-speed internet.

External

Underground parking for 40 vehicles with access to charge electric vehicles.

Landscaped gardens with automated lighting and irrigation.

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.





Services & Benefits

For perfect peace of mind, Ombria Resort and Viceroy work together to offer a comprehensive range of support services.

Whether arriving or departing, be assured of a well-managed, perfectly maintained property and the ideal stay for yourself and your guests.

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

Complete branded sales, marketing and management of your property.



Investment & Opportunity

The Viceroy residences offer a unique balance of personal and financial benefits from property investment. An exclusive, one-of-a-kind destination that works for both you and the environment.

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.
- Attractive investment advantages and regimes.

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.

Viceroy Residences

- A sophisticated experience in a beautiful and authentic landscape.
- A perfect concept and location match.
- Full use of resort facilities.
- Viceroy marketing, branding and management.
- Exclusive, secure and managed environment.
- Hassle- and stress-free approach to owning rental property.
- 10 weeks of personal use per year
- Guaranteed return of 5% net per year, for the first five years.





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



WATG and Wimberly Interiors

One of the world’s leading integrated architectural design firms, WATG have offices in London, Singapore, Istanbul, Honolulu, Irvine, Los Angeles, New York, Seattle, Shanghai, Dubai and Chicago. Known for cutting-edge design with an innate sense of place, they create projects that carry a unique narrative throughout their space. With their interior design firm, Wimberly Interiors, they have an incredible 70 years’ experience working in 160 countries and across six continents.

www.watg.com



Reservation

Viceroy Residences' buyers may secure a residence by signing a Reservation Agreement and providing a non-refundable deposit of €10,000.

Upon receipt of the deposit, the residence will be marked reserved in the buyer's name, with the buyer then sent a promissory contract.

The Promissory Contract is signed between the buyer and the seller, QdO Hotel SA, and includes the mandatory Touristic Exploration Agreement with the Management Company, also QdO Hotel SA.

Once construction is completed and all licenses obtained, the Deeds will be signed, and the Touristic Exploration Agreement starts to take effect.

Payment Terms

All payment terms are set out in the Reservation Agreement and/or the Promissory Contract.

The standard payment terms are based upon the stages of construction progress as follows:

Stage 1 Payment — 25% upon signature of Promissory Contract (minus the Reservation deposit, if any).

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.

Viceroy at Ombria Resort, Algarve, and the Viceroy Residences at Ombria Resort, Algarve, are not owned, developed, sold or marketed by Viceroy Cayman, Ltd., Viceroy International Holdings Ltd. or any of their respective affiliates (collectively, "Viceroy"). QdO Hotel SA, the developer of Viceroy at Ombria Resort, Algarve, uses the "Viceroy" name and marks in and in connection with "VICEROY AT OMBRIA RESORT, ALGARVE", "VICEROY RESIDENCES AT OMBRIA RESORT, ALGARVE", "VICEROY RESIDENCES AT OMBRIA RESORT" and "VICEROY AT OMBRIA RESORT" under a limited license from Viceroy.

The VICEROY RESIDENCES AT OMBRIA RESORT are not offered to individuals who reside in the United States, entities that are organized under the laws of the United States, or to persons or entities located in the United States. This is not an offering or solicitation in any jurisdiction where prohibited by law or where prior registration or other legal requirements are required but have not been attained.

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. All artist renderings are for illustrative purposes only and are subject to change without notification.

Ombria Resort
Rua Miguel Bombarda, no. 3
8100-746 Loulé - Algarve - Portugal
+351 289 413 901
sales@ombria.com
ombria.com

Co-financed by:



