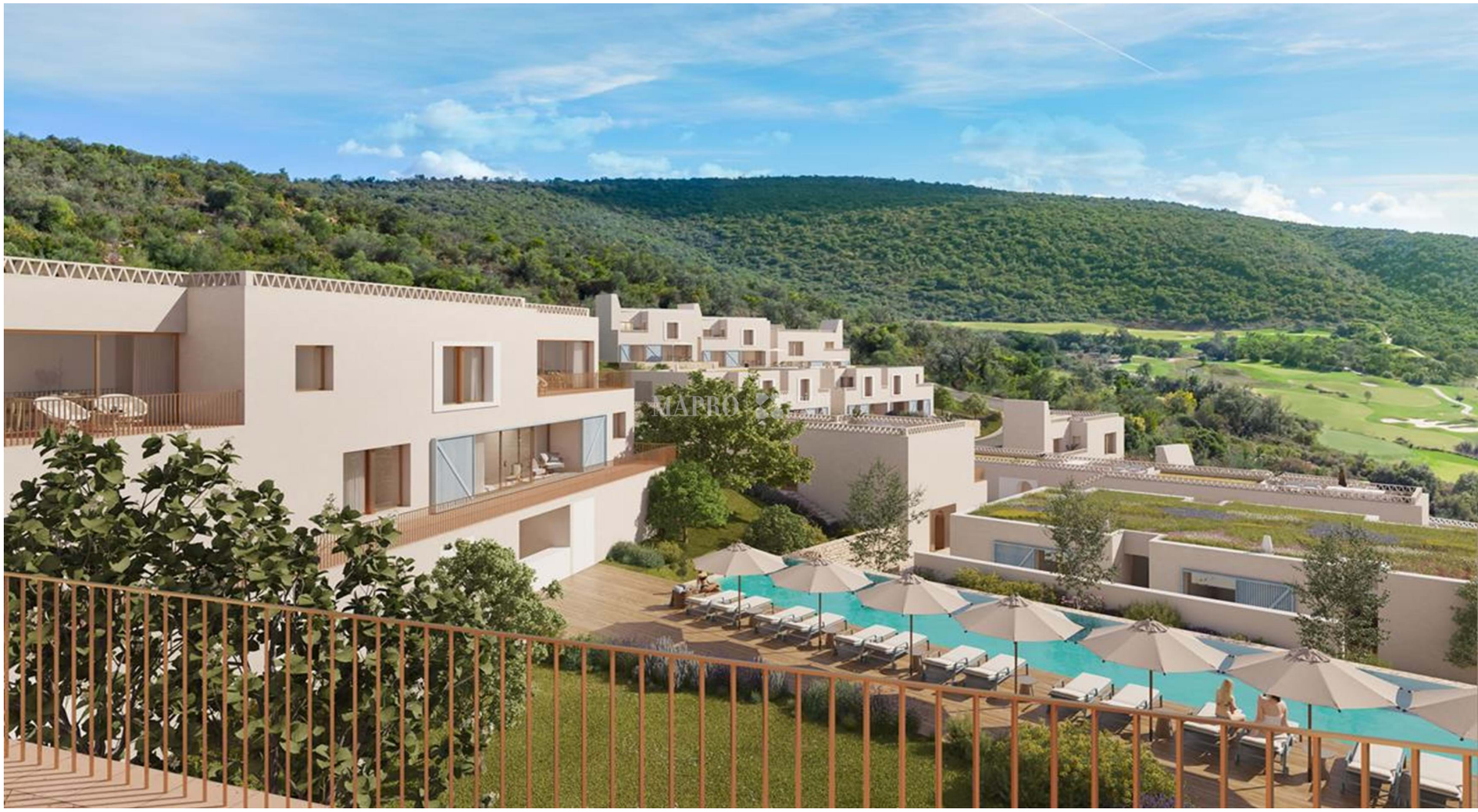
***Ombria*** *- Loulé*

# APARTMENT IN EXCLUSIVE RESORT

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# APARTMENT IN EXCLUSIVE RESORT

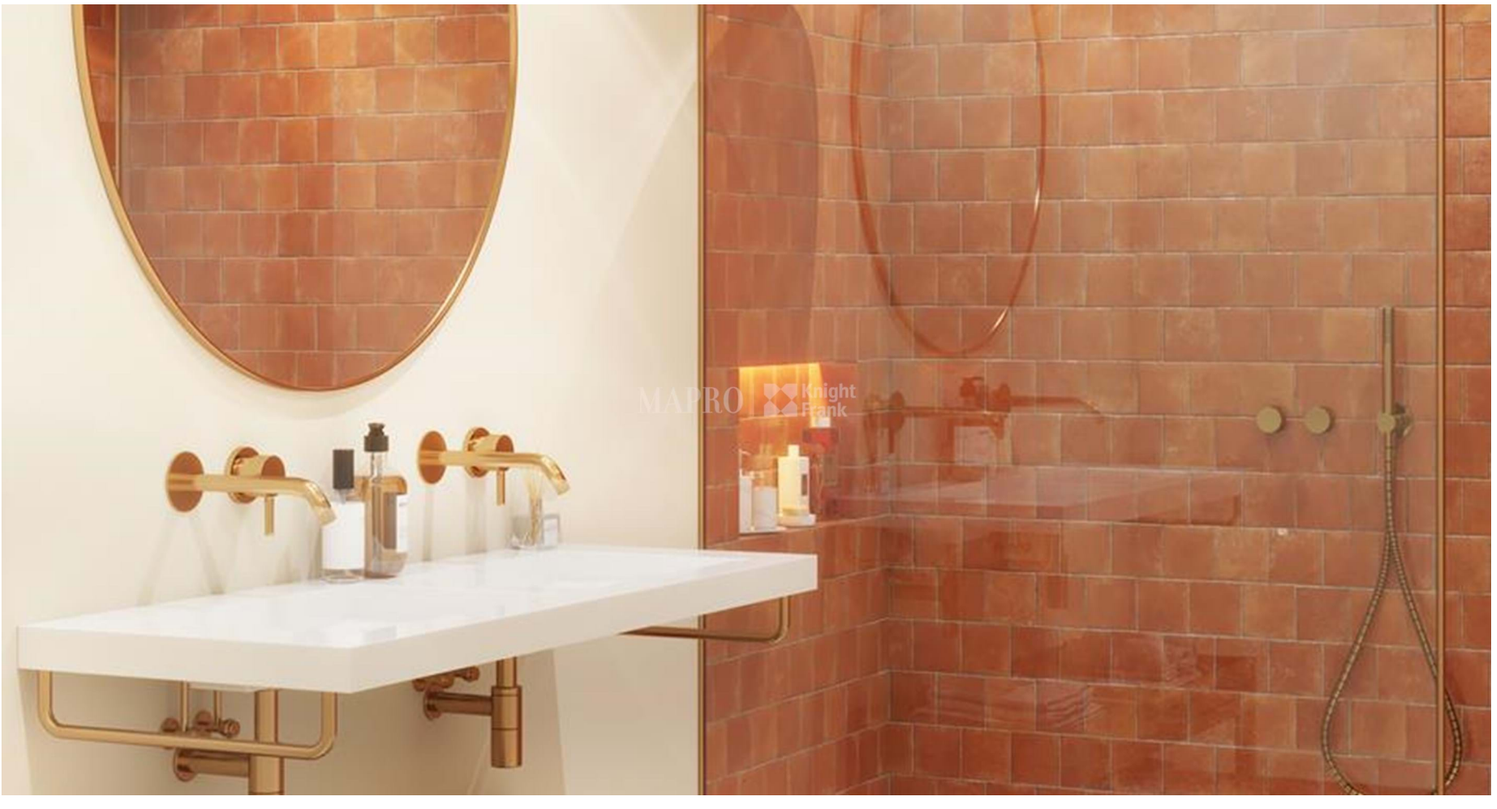
Fully furnished, 1+1 bedroom apartments with a south or southwestern orientation situated in the exclusive and secure Oriole Village within the Ombria Resort.

The property comprises an open-plan kitchen with custom cabinetry and high-end appliances, a dining area, and a spacious living area, all of which accesses a terrace with terracotta flooring overlooking the beautifully manicured golf courses or natural surroundings. The en-suite bedroom features oak wood flooring and custom wardrobes with integrated lighting.  Another en-suite room used as an office space could be converted into a second bedroom.

The property has access to a generously sized roof terrace with a dining and seating area, ideal for enjoying the outdoor lifestyle so well known in the area. Property owners have access to 1 indoor parking space with electrical charging stations and an underground storage area.

Oriole Village offers exceptional facilities such as two communal pools (one of which is heated), a reception building with a restaurant/bar, 24/7 security and CCTV.

Ombria Resort also offers a comprehensive range of services and benefits such as condominium and property management and an optional rental program operated by a market-leading hotel operator such as Viceroy Hotels & Resorts. This investment qualifies for both the Golden Visa program and the Non-habitual Resident tax regime.



REF **3509**

## FACTS & FEATURES

| 99 sqm | 0 sqm | 2 | 2 |
|---|---|---|---|

# P.O.A

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|---|---|
| **Ownership** Private | **Constr. Year** 2024 |
| **Garden** Terrace | **Parking** Exterior |
| **Air conditioning** Geo-Thermal | **Swimming Pool** Communal |
| **Furnished** Included | **Heating** Underfloor |
| **Beach** 15Km | **Views** Countryside, Golf |
| **Golf** Walking Distance | |
| **Airport** 22Km | |

**IMPORTANT NOTICE: These details are guidelines only. They do not form part of any contract and may change at any time without prior notice.**