A UNIQUE SETTING

Mapro Sociedade Mediação Imobiliária Lda.
Av. Alm. Mendes Cabeçadas · Edifício Mapro · 8135-106 Almancil · Algarve, Portugal
Tel. (+351) 289 390 880 · info@maprorealestate.com
AMI License 317
www.maprorealestate.com

MAPRO | Knight Frank

A UNIQUE SETTING

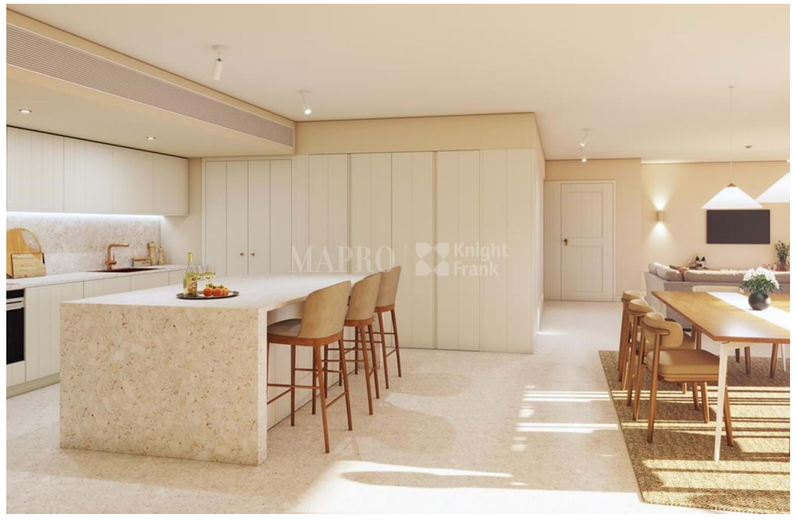
Fully furnished, 2-bedroom townhouses with a south or southwestern orientation situated in the exclusive and secure Oriole Village within the Ombria Resort.

Due to the slope of the land, the entrance is on the same level as the bedrooms. The main bedroom features a walk-in closet and shares a terrace with terracotta flooring with the second guest bedroom enjoying views of the golf course or the surrounding natural setting. The bedrooms are en-suite and feature oak wood flooring and custom wardrobes with integrated lighting.

The lower level comprises an open-plan kitchen with custom cabinetry and high-end appliances, a pantry/laundry room, a dining area and a spacious living area all accessing the pool garden. Also on this level is a guest WC, a storage room and a small patio. The property also has access to a generously sized roof terrace with a dining and seating area that is ideal for enjoying the outdoor lifestyle so well known in the area. The property owner accesses 2 indoor and 1 outdoor parking space with electrical charging stations.

Oriole Village offers exceptional facilities such as 2 communal pools (of which 1 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.

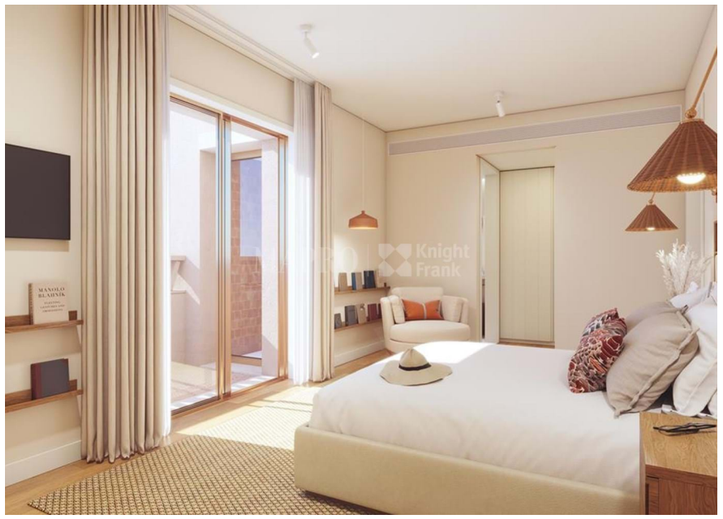
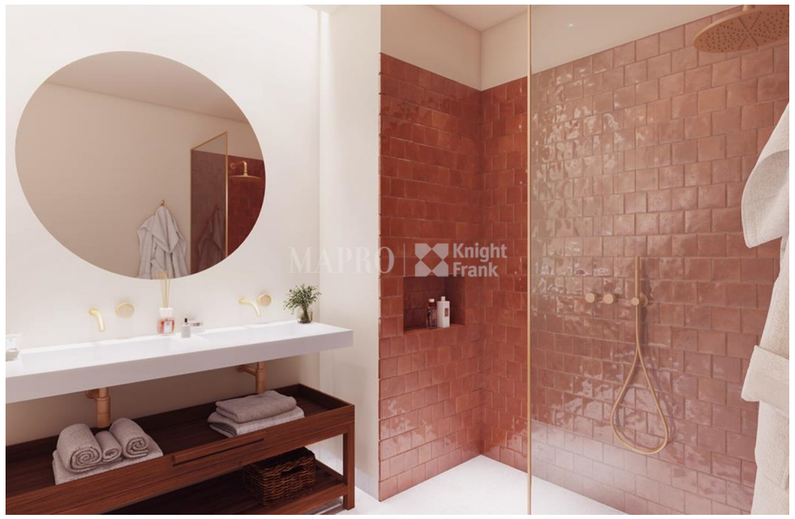


REF **3516**

FACTS & FEATURES

138 sqm	0 sqm	2	3

P.O.A

Ownership Private	**Constr. Year** 2024
Garden Yes	**Parking** Exterior
Air conditioning Geo-Thermal	**Swimming Pool** Yes
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.