Ombria - *Loulé*

ALGARVE INLAND RETREAT

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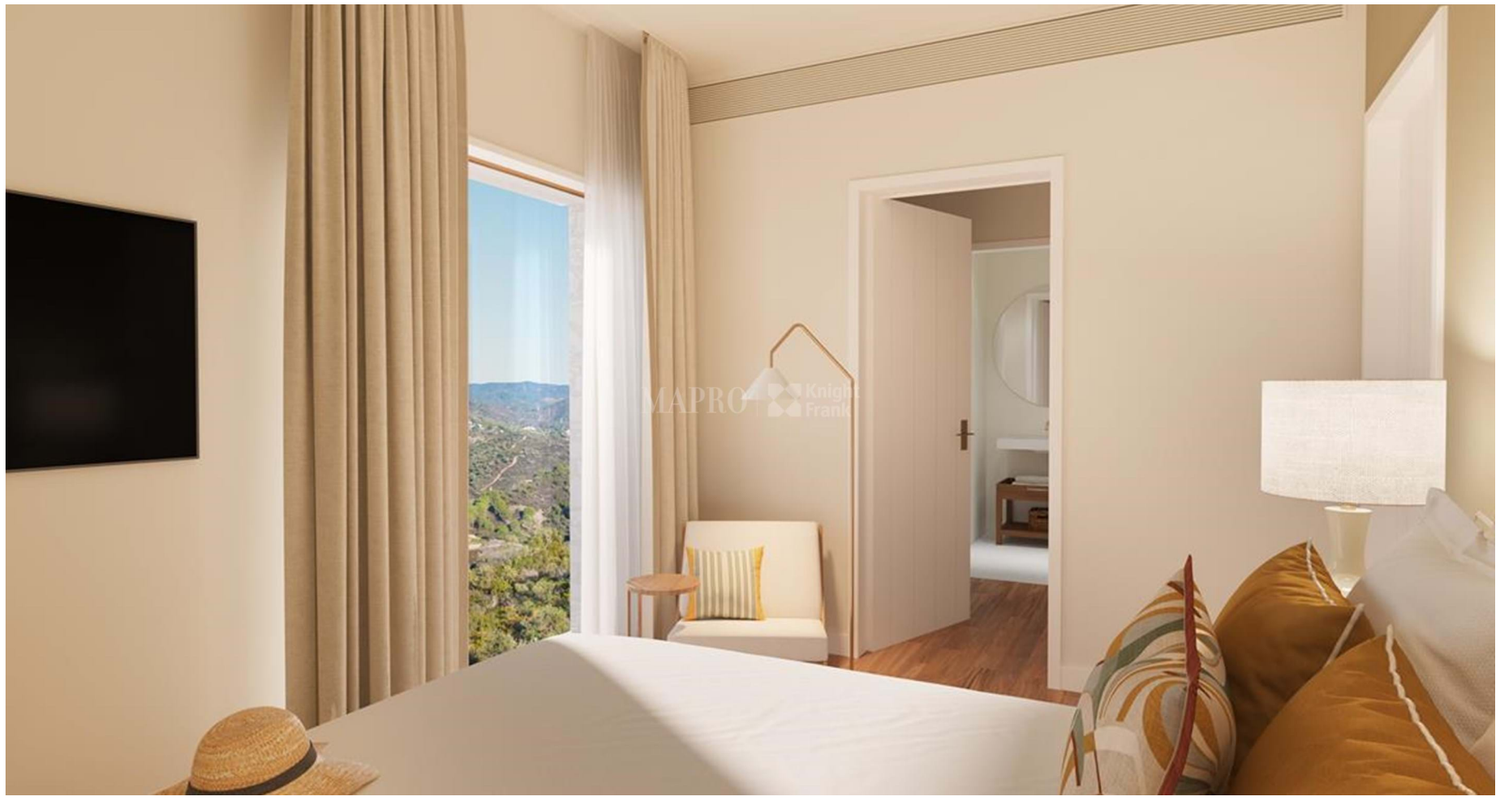
Situated in the exclusive and secure Oriole Village within the Ombria Resort, set on spacious plots of 576 - 1084m2, these 4 bedroom villas feature views of the beautifully manicured golf course or natural surrounding setting.

Due to the slope of the land, the entrance level is on the first floor. All bedrooms are en-suite and feature oak wood flooring and custom wardrobes with integrated lighting. The main bedroom includes a walk-in wardrobe, a free-standing bathtub and a private terrace with terracotta flooring and scenic views. This level also provides access to the roof terrace. The ground level comprises an open plan kitchen with an island, custom cabinetry and high-end appliances, a pantry, and a spacious lounge accessing the covered terrace with dining and seating area, alongside the landscaped gardens and pool.

The lower level includes 2 storage rooms. A Home Automation System controls the under-floor heating in the living areas, lighting, alarms and AC. The property owner accesses 2 indoor, and 2 outdoor parking spaces and a dedicated exterior parking for 1 vehicle and buggy with an electrical charging station.

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.



REF **3519**

FACTS & FEATURES

231 sqm | **576 sqm** | **4** | **5**

P.O.A

Ownership Private

Garden Landscaped, Automatic Irrigation, Yes

Air conditioning Geo-Thermal

Furnished Included

Beach 15Km

Golf Walking Distance

Airport 22Km

Constr. Year 2024

Parking Exterior

Swimming Pool Yes

Heating Underfloor

Alarm Yes

Views Countryside, Golf

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