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SWEET *Harmony*

Set against the glorious backdrop of The Algarve's rugged Barrocal region and boasting a stylish residential real estate offering, Ombria Resort has sustainable living at its heart

Envisioning a residential community with a sustainable ethos dedicated to both current and future generations, isn't a development directive one happens upon every day. Yet for ambitious masterplan community Ombria Resort, the project is

already showing all the signs of delivering on its eco-inspired principles.

Set amid 150 hectares of secluded, natural landscape and part of the Eastern Algarve Barrocal region (between the coast in the south and the Serra do Caldeirão mountain range



FAIRWAY TO HEAVEN WITH JORGE SANTANA DA SILVA

The 18-hole, par 71 Ombria course, spanning 6,000m, offers scenic views of the surrounding countryside and will provide golfers with an exceptional and diverse golfing experience.

Expertly designed by Jorge Santana da Silva, who also designed Quinta do Lago's Laranjal course, the course takes advantage of the original natural features and environmental values of the landscape to create a singular course with two distinct nine hole areas and several river crossings.

Planted areas have been minimised to enhance the natural environment and reduce water consumption for irrigation. The remaining areas will remain in their natural form. With sustainability in mind, watering systems will also keep water consumption to a minimum.

in the north); local history and heritage are underpinning priorities for the project, as Director of Sales and Marketing for Ombria, Joao Richard Costa, explains: "Essentially, we see Ombria as a celebration of its surroundings, fully integrated into the natural landscape; a place where residents and guests can interact and become immersed with the local community. All land occupation through the mixed-use (touristic and residential) build out, will adhere to core environmental values. But it's also about boosting the local economy, enhancing the area's culture and age-old traditions, including collaborating with local craftsmen and artisans to bring the design and build aspects of the project to life."

One integral part of the Ombria's sustainable design philosophy, is a focus on the use of renewable solar and geothermal energies, with low-density bioclimatic architecture respecting the existing flora and fauna and indigenous plants and trees to enhance an already thriving ecosystem.

Real estate offerings are as diverse as the landscape itself, whether prospective buyers are looking for a primary or secondary family home, a weekend getaway or rental proposition, thanks to strong independent financial backing from prominent Finnish financial investment fund, Pontos Group. Aspiring property owners will have the choice of three real estate development areas, with 381 residential and investment units including luxury villas, townhouses, semi-

detached villas and apartments.

Phase One encompasses a five-star hotel, Viceroy at Ombria Resort, which will feature 76 luxury guest rooms and suites, in addition to 65 branded residences, The Viceroy Residences at Ombria Resort from €555,350. Owners can use their property for up to 10 weeks per year and receive a minimum guaranteed annual rental return of 5% net for the first five years.

Adds Costa: "Europe has seen a strong response and sales uplift in relation to branded residences connected with luxury hotel chains. Homeowners want to know that they are buying into a name and a level of service that's connected with established and well-regarded hotel operators. As the branded residences market continues to evolve, it's no longer just the service and the bricks and mortar, but also the lifestyle and security of investment, they're buying into. We're proud to be working with Viceroy Hotels and Resorts to be bringing the first Viceroy Branded Residences in Europe, here in the Algarve."

Apartments are sold freehold, fully furnished and equipped to exacting five-star Viceroy Hotels & Resorts standards. The style and design of the properties are ideally suited to accommodate longer stays and guests and owners visiting with their families. Some have their own private garden, swimming pool or jacuzzi.

A comprehensive range of on-site leisure amenities are also there for owners and their guests to enjoy, including an 18-hole golf course and clubhouse, paths for nature walks, an organic farm, honey harvesting facilities and an astronomical observatory, while nearby activities include jeep safaris and wine tasting tours to hot air balloon rides.

Moving forward into future residential build phases - alongside the Viceroy Hotel and Residences, Ombria will also be marketing the Alcedo Villas - 12 individual detached freehold homes from €2,550,000 with landscaping and architecture tailored to the owner - and the Oriole Village,

artfully divided into 3 hamlet clusters which will include 83 touristic apartments, townhouses and villas, ranging from 1- to 4-bedroom properties with between 80-300 square metres of internal space. Each one comes with interior design package options to choose from.

Costa concludes: "Ombria Resort has all the hallmarks of becoming a premium European destination; a sophisticated experience in an authentic landscape. We look forward to residents and owners playing an integral and influential part in shaping its story."

www.ombria.com

