

**One bedroom apartment Viceroy Residences at The Ombria Resort in
Querença**

Ref nº: SA-1620



Apartment

€ 363.050

Property state	Resale	City	Querença
Renovations	none required - condition	pristineArea (concelho)	Loulé
Constructed (year)	2020	Number of floors	
Plot size	NA m ²	Condominium	Yes
Construction area	150 m ²	Elevator	Yes
Bedrooms	1	Bathrooms	1
		Access	Easy

Ombria Resort's developer and owner is the Pontos Group, a family-owned Finnish company that invests in private equity and real estate. The Net Asset Value of Pontos' portfolio is around 400 M€ and its annual turnover of investments is circa 700 M€. The group has invested a lot of energy and equity to develop this project which started construction of its first phase in 2014. Currently, the main infrastructures and the 18-hole golf course is finished and the construction of the 5-star Viceroy Hotel and the Viceroy Residences started in December 2019 and will be completed in early 2022.

The 5-star Viceroy Hotel includes 76 guestrooms and the Viceroy Residences are 65 one and two bedroom apartments. The hotel complex also includes 5 restaurants, a SPA, a conference center, heated swimming pools, gym, kids' club, gourmet shop, library and an astronomic observatory. Ombria Resort will also have its own organic farm, hiking trails and bee-keeping facilities.

This resort is based in Querença, near Loulé, in a green environment where the nature is still very pure. It offers investors a quiet, authentic and peaceful environment.

There are 32 one-bedroom Viceroy Residences apartments and the prices vary from 368.050 euros to 630.050 euro (including full furniture and equipment pack), depending on the size. Some apartments have covered and uncovered terraces and some also have gardens with private swimming pool or jacuzzi. The total gross usable area varies from 90 m² to 223,87 m². The price is also depending of the Orientation, the view and the position (First or second line).

These luxury apartments are sold with a full furniture and operating equipment package. The interior design is modern yet authentic, with soft colours and natural materials which gives a comfortable and warm atmosphere. There is under floor heating in the bathrooms and wooden floors in the living room, kitchens and bedrooms.

The construction of the Viceroy Residences started end of 2019 and the completion is foreseen for Q1 2022.

The Viceroy Residences are freehold touristic apartments fully managed by Viceroy Hotel & Resorts. The owners receive a guaranteed minimum rental return of 5% per year for the first 5 years (pre-tax and net of expenses). The owners can use their apartment for up to 70 days per year.

- 1 bedroom , 1 bathroom
- with big terraces
- within a organised resort
- airco, floor heating, wooden floor,...
- very quiet area
- golf resort
- apartment bright
- green environment

DISTANCES

Shops, bars	5 km (= 3.1 mls)	distance to golf	0 km (= 0 mls)
distance to beach	18 km (= 11.2 mls)	Airport	20 km (= 12.4 mls)

INSIDE

Basement	No	Airco	Yes
Type fire	gas	Floor heating	Yes
Central heating	No	Central vacuum system	No
Fully fitted kitchen	Yes	Furnished	negotiable
Satellite TV	No	Shutters	fully electric

OUTSIDE

Pool	private	Heated pool	No
Pool water	Chlorine	Garden	private
Garden type	depending	Balcony	8 m ²
Terrace	20 m ²	garage	Yes
Carport	No		
Parking	Yes	Gates	n/a
Sea views	No	Country views	Yes

TECHNICAL

Water: mains	Yes	Bore hole	No
Cisterne	No	Irrigation	No
Solar panels (heating, water)	heating and water	Alarm	Yes
Sewage	mains sewage	Energy certificate	Energy classification: A