

# ORIOLE VILLAGE



OMBRIA

RESORT

CARVED *by* NATURE



COVER PHOTO TREE LEAVES  
MEDRONHEIRO TREE



EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT



LAFEN

★★★★★

BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
PORTUGAL

Orion Village  
by Ombria Resort

2022-2023

## Welcome to Ombria Resort

Winding through secluded oak valleys, we discover a sanctuary at the heart of the Algarve. Your doorway, carved by nature, to a timeless way of life. A sustainable resort living in harmony with a unique region and vibrant community. Where we are inspired to do the same, becoming a part of its story as it becomes part of ours.



## Location and Access

**Accessibility**  
Approximately 20 minutes' drive from Faro airport.  
Access to the A22 highway in less than 10 min – road connection to Lisbon or Spain.  
20 minutes' drive from several beaches.

**Nearby distances**  
Faro Airport 22 km  
Querença 2 km  
Loulé 6 km  
Quinta do Lago 12 km  
Vale do Lobo 12 km  
Vilamoura 12 km  
Nearest beach 20 km

**TRAVEL TIME**  
**By car**  
Lisbon 2.5 h  
Seville 2 h

**By plane**  
Helsinki 5 h  
Berlin 4 h  
Dublin 3.5 h  
Amsterdam 3 h  
London 2.5 h  
Paris 2.5 h



Where we take time  
to enjoy a new way of life...

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## An Authentic Lifestyle, An Exceptional Experience

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Nature and lifestyle infused in perfect harmony, spoiling us in an unspoiled setting. Inspired by local architecture, culture and landscape. An oasis woven around trees that have stood here for generations.

Oriole Village owners enjoy a resort at their doorstep, surrounded by age-old olive groves and meandering streams of crystal clear water. Committed to innovation and sustainability, we compliment natural serenity with the experiential luxury and stunning design of our golf course, hotel, spa and many exclusive facilities. Health and wellness therapies, delectable dining moments and thrilling sporting adventures all immersing you in an exceptional location.





## Discover the Heart of the Algarve

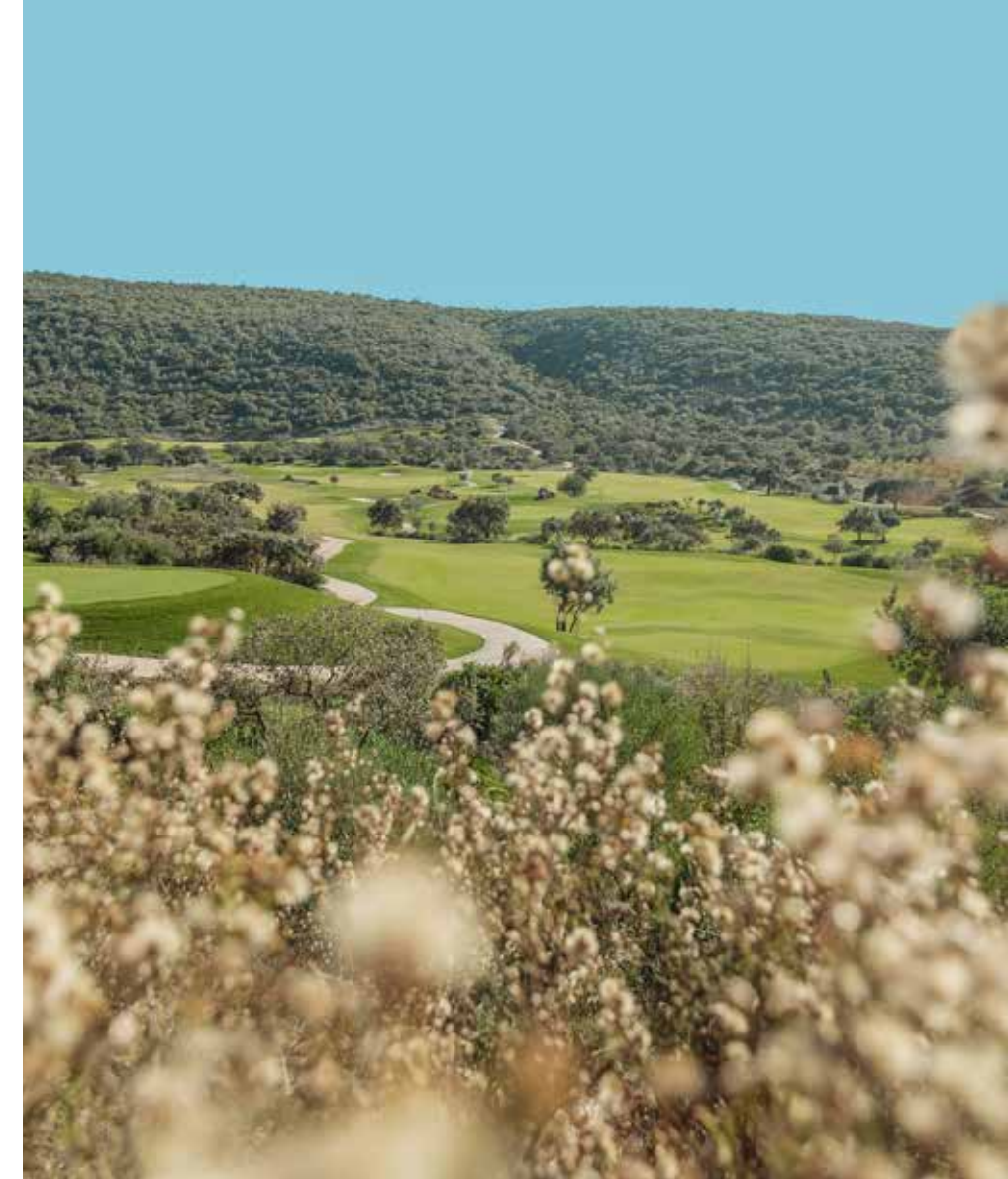
Found at the heart of the Algarve, enclosed by nature reserves and picturesque, white-walled villages, Ombria Resort is easily accessible from nearby Faro Airport, so magnificent golf courses, spectacular beaches and your own hidden spots are never more than a step away.

A natural climate of pleasant summers, mild winters and our bioclimatic architecture ensures the perfect temperature throughout the year. With turn-key management leaving you free to enjoy warm blue skies and time-forgotten villages, rich with gastronomy, culture and history. Soon you'll share our passion to preserve them and understand why we call this the heart of the Algarve.



320 days of sun per year





Investing in nature.

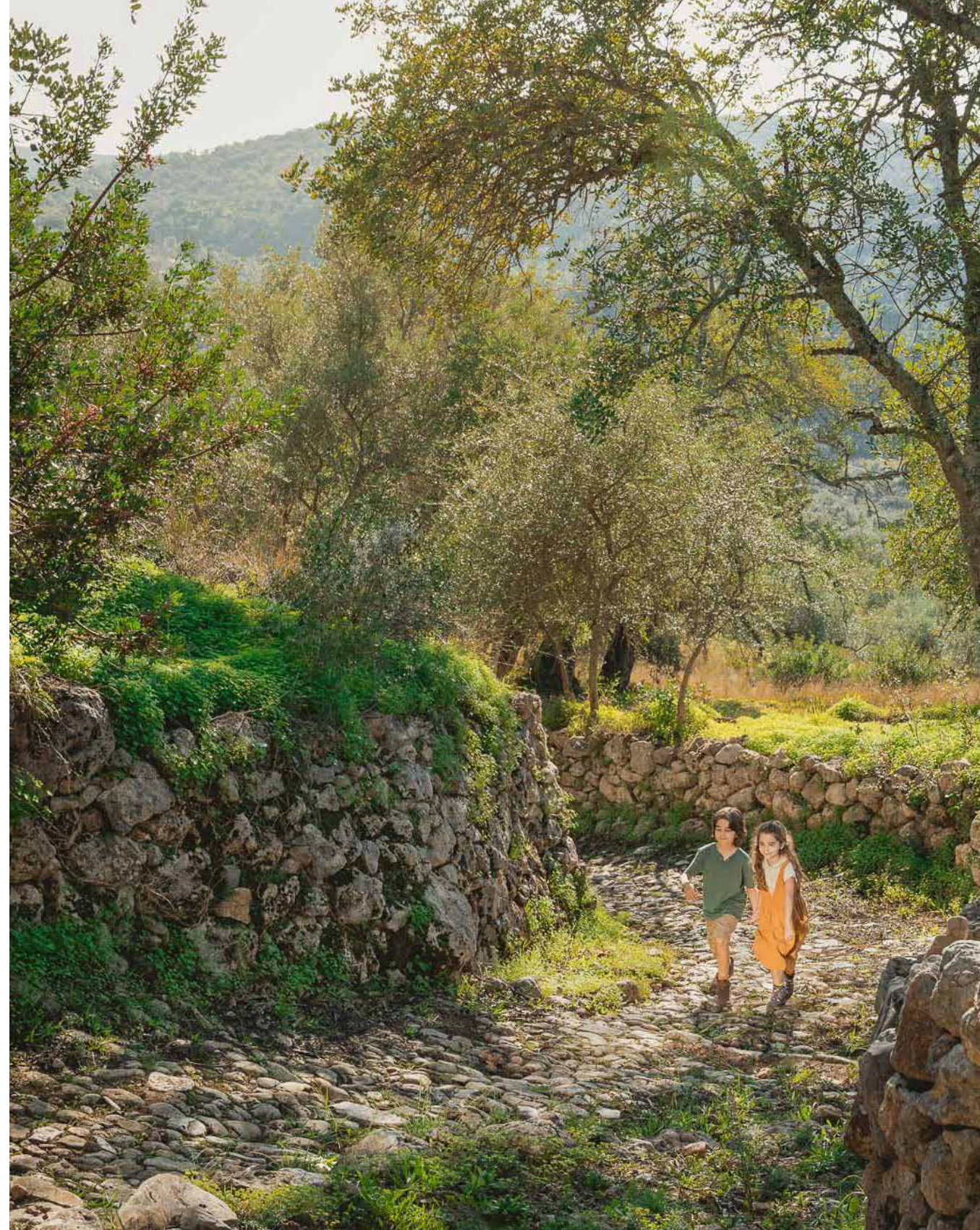
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Nature reminds  
us that the smallest  
things still matter.

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## Next Generation Sustainability

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Sustainable consideration is an integral part of Ombria's philosophy; how we affect our environment, how we may protect and promote local heritage and what impact we will have upon the local community. Discover our passion to preserve the region for future generations.

Architecture, lighting, material sourcing and design aesthetic all work in harmony with the natural environment to create a seamless experience of indoor-outdoor living. Some of our bioclimatic houses use cutting-edge geothermal energy sources as part of our commitment to ensure that the lands inspiring us live on to inspire others.



sustainable vision

+



Over 2.000 new trees will be planted

+



minimal water consumption

=





It felt like a dream.  
A timeless place  
of simple pleasures.

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Lush woods. Still waters.  
Enjoy the freedom to explore.

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## Stay Closer to Nature

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Time spent here is an investment in a new way of life, in wellness, for yourself, friends and family. A simple, stress-free ownership experience that promises the freedom and adventure of an outdoor lifestyle.

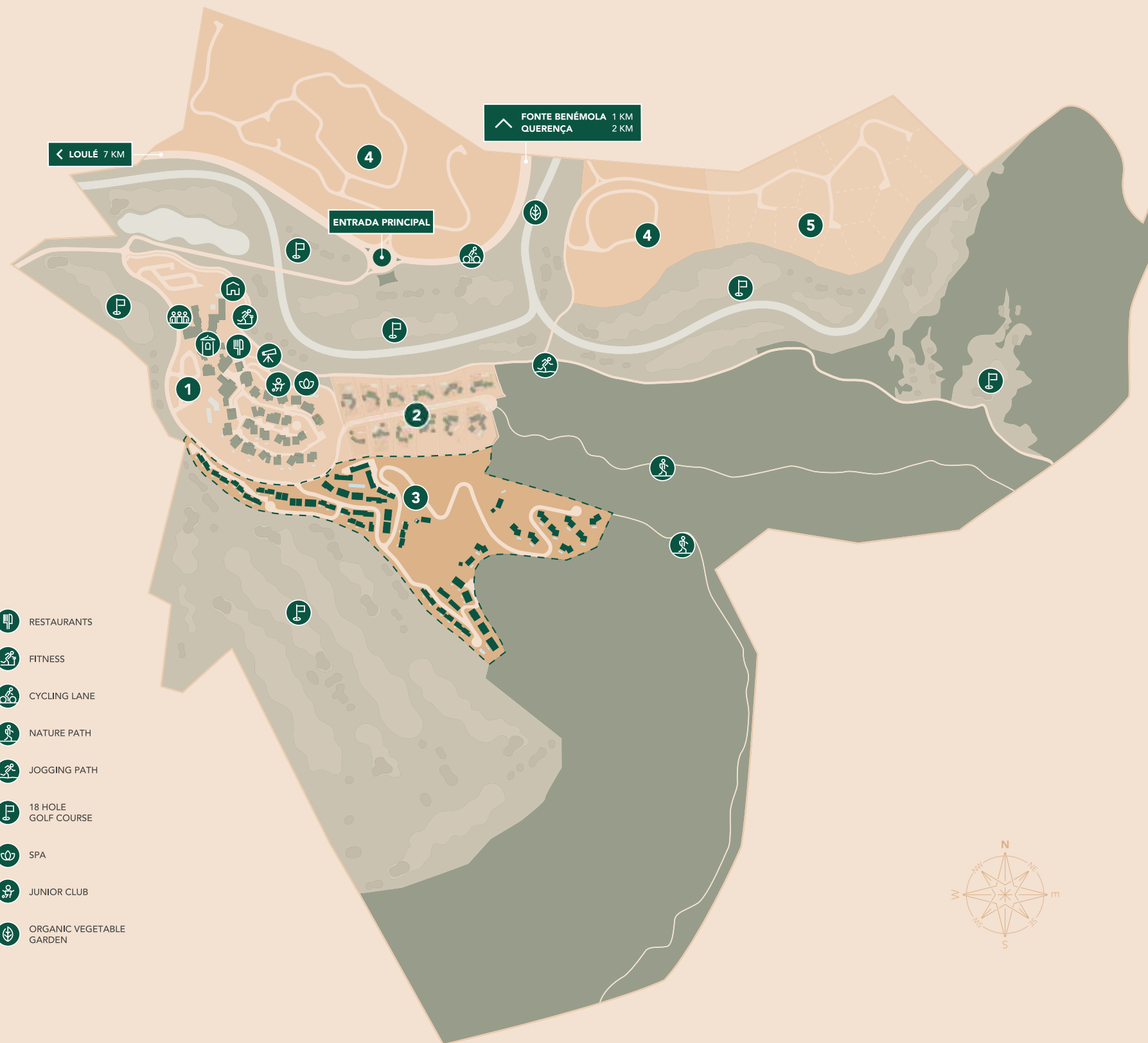
Enjoy the pleasures of a timeless way of life. Cycling, hiking and kayaking to renew the spirit. Secluded forests and tucked away villages. Regional wines and artisanal locally sourced produce.

The natural invigoration of the outdoors has inspired contemporary, yet timeless, Algarvian architecture and design. Your path to a better quality of life.



## Masterplan

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|--|--|
| <b>1</b> VICEROY at OMBRIA RESORT<br>— 5 Star Hotel<br>— Viceroy Residences                                  |  RESTAURANTS               |
| <b>2</b> ALCEDO VILLAS<br>— Private Villas   |  FITNESS                  |
| <b>3</b> ORIOLE VILLAGE<br>— Apartments<br>/ Townhouses / Villas   |  CYCLING LANE             |
| <b>4</b> FUTURE DEVELOPMENT  |  NATURE PATH              |
| <b>5</b> FUTURE DEVELOPMENT (VILLAS)   |  JOGGING PATH             |
|  CLUBHOUSE                |  18 HOLE GOLF COURSE      |
|  CONFERENCE CENTER        |  SPA                      |
|  ASTRONOMICAL OBSERVATORY |  JUNIOR CLUB              |
|  PRAÇA                    |  ORGANIC VEGETABLE GARDEN |



## Ombria Resort Masterplan

Become part of our story.

Starting at the central plaza, the heart of a village, lies an entire resort to explore. Friends, old and new, greet each other warmly at the golf clubhouse. Tantalising aromas and familial smiles welcome us to restaurants and bars. A lifestyle rooted in nature, simple pleasures and unforgettable memories.

A calendar of activities and events can be enjoyed the whole year-round, the adventurous can set out on hiking and mountain bike trails, families can enjoy organic vegetable picking and the honey harvest, while romantic evenings can be spent star-gazing at the astronomical observatory.





## Oriole Village Masterplan

Welcome to a neighbourhood created to grow alongside you.

A secluded sanctuary where nature and community are the keys to a new way of life. Authentic, inside and out, and inspired by the feel of a traditional Portuguese village, the result is the luxury of tranquility – the perfect escape to the sanctuary of nature.

At Oriole Village discover everything you need to enjoy a better quality of life for you and your family.





## A Song of Serenity

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The Oriole birds sing a song of the Algarve, returning each year to the comfort of their home among the oak and olive groves of the valleys.

Inspired by their tradition of community, the Oriole Village presents a diverse portfolio of detached and semi-detached townhouses, villas and apartments with architecture and landscaping intended to harmonise with the natural surroundings, community, and way of life.

Offering both a retreat and a place to feel truly at home, every street is designed to feel unique, with superb views and a village feel. A re-imagination of regional life and architectural features in a contemporary context.

Safe, accessible streets and comprehensive management create a neighbourhood welcoming you to come and go like the Oriole bird, always free to return to the serenity of a home in the sun.





Your needs perfectly balanced.  
Your home from home.

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Paths twist around  
centuries-old trees. Here we  
know that tradition endures.

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## The Roots of Architecture

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Nestled among the lush groves of almond and olive trees, the architecture of the Oriole Village was inspired by the traditions of the Algarve, local materials and crafts, an expression of natural peace and prosperity, the timeless roots of life in the country.

Their designer, PROMONTORIO, is an internationally renowned architecture, planning, landscaping, interior and graphic design firm based in Lisbon. From concept to design, they followed a creative vision inspired by the surroundings, weaving the hillsides and forests into the streets of a traditional Algarvian village.

With authentic quality inspired by an exceptional location, living spaces exude warmth and light, while the interiors have been created to reflect design trends without compromising a sense of timelessness – just like the lifestyle it offers.

Designed to reflect their surroundings, large terraces and living spaces bring the outdoors in with calming interiors that share carefully selected materials and colours with the welcoming feel of the exteriors.





Evocative interior spaces  
infused with their surroundings.



## The Oriole Village

Your perfect escape from the crowds to a simpler way of life. Discover a new sense of community and a new way of life with complete freedom to use your new property as a permanent residence, as a holiday home, or as a rental investment managed by Ombria and operated by a market-leading hotel operator such as Viceroy Hotels & Resorts.

A diverse portfolio of fully furnished and equipped villas, townhouses and apartments, all south or south-west facing with views of the golf course or natural surroundings, are available.

1-3 bedroom apartments range from 70-135 m<sup>2</sup> of internal area; 2-3 bedroom semi-detached villas range from 141-174 m<sup>2</sup>; 2-4 bedroom townhouses range from 149-203 m<sup>2</sup>; and a collection of 4 bedroom detached villas range from 231-301 m<sup>2</sup>. Each property benefits from large terraces or a garden with a private pool and dedicated garage parking for 1-2 vehicles.

The exceptional facilities of Ombria Resort are within easy reach, with the Oriole Village also offering dedicated shared pools and green spaces, as well as a reception area with restaurant and bar.

Relax in the total seclusion and privacy of the inland Algarve reassured by a full range of security and maintenance services.





The highest standard of finish  
combined with local  
materials and craftwork.

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Equipment

Climate control via a multi-split direct expansion system. Detached villas have a geothermal ground source system and underfloor heating in all living spaces.

Plumbing system with thermally insulated water pipes and a circulation pump to keep hot water in the pipes for immediate hot water.

Bathrooms with custom furniture. Bronze finished taps, showers and flush plates. Free-standing bathtub in master bathroom of the detached villas.

Custom wardrobes and walk-in closets with integrated lighting.

Home Automation System controlling lighting, alarms, underfloor heating and air conditioning in detached villas.

Fully fitted and equipped kitchen with custom cabinetry and high-end appliances.

All rooms equipped with TV, telephone and high-speed internet.

External

Garage parking for 1-2 vehicles, charging connections for electric vehicles. Detached villas additionally have exterior dedicated parking for 1 vehicle and 1 buggy with electrical charging station.

Landscaped gardens with automated lighting and irrigation, terraces in Slate stone (Detached Villas) or Terracotta (Townhouses, Semi-detached villas and Apartments).

Some units have an in-ground swimming pool with concrete base finished with a pigmented mortar. Wooden deck.

Other Advantages

Reception building with restaurant/bar.

Fire detector and alarm connected to central security office.

CCTV camera system for communal areas.

Fully trained security staff operating 24/7 throughout the resort.

2 large shared swimming pools (one of them heated).



Building Specifications

The finishings throughout express a true sense of the interior spaces capture the feel and freedom of an outdoor lifestyle and the heritage of a place in balance with nature.

Internal

Floors: Engineered marble tiles in living/dining rooms and kitchens. Oak wood in bedrooms and halls. Engineered marble in bathrooms.

Terraces: Slate stone (Detached Villas) or Terracota (Townhouses, Semi-detached villas and Apartments)

Walls: Double walls between units with insulation. Interior walls in painted stucco, applied over ceramic masonry walls.

Ceilings: Plaster finished.

Windows: Satin anodized aluminum frames with double glazed windows.





## Services & Benefits

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Ready before your call, we offer owners a comprehensive range of support services. Predicting your needs, we work with your new life-style, ensuring a well-managed, perfectly maintained property and ideal residential or holiday experience.

### **Condominium management**

Structures and communal areas repair and maintenance: roads, gardening, landscape.  
Indoor and outdoor common areas: lighting, heating, cleaning, waste disposal, 24h security system including CCTV.

### **Property management**

Property maintenance, pool and garden maintenance, housekeeping.

### **Optional rental program**

Managed by Ombria and operated by a market-leading hotel operator such as Viceroy Hotels & Resorts.





## Investment & Opportunity

The Oriole Village is your doorway to a premium European destination. An exclusive, one-of-a-kind resort that works to preserve and contribute to the welfare of an unspoiled region.

### Portugal & Algarve

- The fourth safest country in the world, according to 2021's Global Peace Index.
- Stable government and transparent property purchase procedures.
- Attractive investment advantages and tax regimes.
- Subtropical-Mediterranean climate.
- International Faro Airport — easy access to Europe and the rest of the world.
- Mature tourism and real estate market.



### Ombria Resort

- A sophisticated sustainable development in a beautiful natural landscape.
- A perfect concept and location match.
- A five-star hotel managed by Viceroy Hotels & Resorts.
- An 18-hole signature golf course.
- Wide range of services, leisure and sports activities such as nature paths, an organic farm and a dedicated beach club at a nearby beach.

### Oriole Village

- Exclusive, secure and managed environment.
- The properties are freehold touristic units and owners enjoy full and exclusive rights of use and availability of their unit and can use their properties as a permanent residence or as a holiday / second home.
- The touristic operation and services (rentals), as well as the condominium at Oriole Village are exclusively managed by Ombria and operated by a market-leading hotel operator such as Viceroy Hotels & Resorts.
- Qualifies for both the Golden Visa program and the Non-habitual Resident tax regime.



# Owner and Developer

Pontos Group is a Finnish family office that invests in real estate, real estate development, real estate digitalization, growth companies and private equity funds. The company is an active and long-term owner committed to the continuous development of its portfolio companies. Pontos seeks to develop cities and population centers in a way that is sustainable for people and the environment.

[www.pontos.fi](http://www.pontos.fi)



## Architecture and Interiors | Promontorio

PROMONTORIO is a leading full-service architecture, planning, landscaping, interior and graphic design firm founded in Lisbon in 1990. With a diverse team of over sixty specialists, they can manage large-scale, complex projects ranging from schools and museums to private villas and offices. This has led them to develop an extensive portfolio covering over 20 countries.

[www.promontorio.net](http://www.promontorio.net)

PLANNING  
ARCHITECTURE  
**PROMONTORIO**  
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## Reservation

Oriole Village buyers may secure a property by signing a Reservation Agreement and providing a deposit of €15,000.

Upon receipt of the deposit, the property will be marked reserved in the buyer's name, with the buyer then sent a promissory contract.

The Promissory Contract will be signed between the buyer and the seller, Oriole SICAFI (a Fixed Capital Investment Company 100% owned by the Quinta da Ombria Real Estate Fund that is a wholly-owned company of Pontos Group) and includes the mandatory Touristic Exploration Agreement with the Management Company, Quinta da Ombria SA or one of its subsidiaries.

Once construction is completed and all utilization licenses are obtained, the Deeds will be signed, legal ownership is transferred to the buyer and the Touristic Exploration Agreement starts to take effect.

## Payment Terms

All payment terms are set out in the **Promissory Contract**. The standard payment terms are according to the progress of construction as follows:

€15.000 reservation deposit

15% on signature of CPCV - Promissory Contract

15% on completion of concrete structure

20% on completion of MEP (Mechanical, Electrical and Plumbing works)

50% on signature of Deed

The information on this brochure is purely indicative, does not form part of any contract and may be subject to change without prior notice for technical, commercial or legal reasons. All artist renderings are for illustrative purposes only and are subject to change without notification.



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