



OMBRIA

RESORT

CARVED *by* NATURE



COVER PHOTO TREE LEAVES
OLIVE TREE

 EUROPEAN PROPERTY AWARDS DEVELOPMENT AWARD WINNER SUSTAINABLE RESIDENTIAL DEVELOPMENT PORTUGAL Viceroy Residences at Ombria Resort by Ombria Resort 2019-2020	 EUROPEAN PROPERTY AWARDS DEVELOPMENT ★★★★★ BEST RESIDENTIAL DEVELOPMENT PORTUGAL The Alcedo Villas by Ombria Resort 2020-2021
 EUROPEAN PROPERTY AWARDS DEVELOPMENT ★★★★★ BEST NEW HOTEL CONSTRUCTION & DESIGN PORTUGAL The Viceroy at Ombria Resort by Ombria Resort 2018-2019 SALICE	 EUROPEAN PROPERTY AWARDS DEVELOPMENT ★★★★★ BEST RESIDENTIAL DEVELOPMENT PORTUGAL Viceroy Residences at Ombria Resort by Ombria Resort 2018-2019 SALICE

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 4.0 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...





An Authentic Lifestyle, An Exceptional Experience

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

Discover a new community rooted deeply among age-old olive groves and meandering streams of crystal clear water. An innovative resort committed to sustainability, complimenting natural serenity with the experiential luxury and stunning design of our golf course, residences and five-star hotel managed by Viceroy Hotel & Resorts. Spa and wellness therapies, delectable dining moments and thrilling sporting adventures all immerse you in your surroundings.



Discover the Heart of the Algarve

Nestled 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. The warm blue skies of the Algarve welcome you to explore 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

Just south lies Loulé, a bustling 12th century market town and cultural hub of winding cobbled streets and hidden tavernas. To the east, explore tranquil Querença, where age-old rural traditions live on. Crossing to the west, discover the vineyards of Tôr, and toast tomorrow among age-old grapes and vines. Encircling them, the Fonte da Benémola protected landscape, one of the most biodiverse regions in Portugal, where children seek out kingfishers and owls while we bask in the sunshine.



Vibrant local towns and
picturesque villages.

A photograph of two children walking across a series of large, flat rocks in a shallow stream. The child in the foreground is a boy with dark hair, wearing a striped long-sleeved shirt and khaki shorts, walking barefoot. The child in the background is a girl with long blonde hair, wearing a light-colored short-sleeved shirt and red pants, also walking barefoot. The water is clear and reflects the surrounding greenery and the children. The background is filled with dense trees and bushes, and the sky is a clear blue. The overall scene is peaceful and natural.

Crystal waters freshen
the warm sun. Hidden spots
become our own special places.



Nature reminds
us that the smallest
things still matter.

Next Generation Sustainability

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 to reflect the natural environment and create the perfect responsible resort. Our bioclimatic smart houses use cutting-edge solar and geothermal energy sources as part of our commitment to ensure that the lands inspiring us live on to inspire others.

Following this vision, our landscaping blends into the winding hillsides and valleys known as the Barrocal. Buildings and treelines are woven into the surrounding contours, indigenous plants and trees selected to grow into an already thriving ecosystem. All this, along with minimal grassed areas and water consumption, has put us on the path to achieve the world's most prestigious sustainability certifications.

 sustainable vision

+

 Over 2.000 new trees will be planted

+

 minimal water consumption

=

 **GEO Foundation**
Sustainability in and through golf



A resort at one with
the world around us.



Leading the way forward.
Living in harmony.



- 1 VICEROY at OMBRIA RESORT
— 5 Star Hotel
— Viceroy Residences
- 2 ALCEDO VILLAS
— Private Villas
- 3 ORIOLE VILLAGE
— Apartments
/ Townhouses / Villas
- 4 FUTURE DEVELOPMENT
- 5 FUTURE DEVELOPMENT (VILLAS)
- CLUBHOUSE
- CONFERENCE CENTER
- ASTRONOMICAL OBSERVATORY
- PRAÇA

- RESTAURANTS
- FITNESS
- CYCLING LANE
- NATURE PATH
- JOGGING PATH
- 18 HOLE GOLF COURSE
- SPA
- JUNIOR CLUB
- 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 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 and romantic evenings can be spent star-gazing at the astronomical observatory.



Facilities at Ombria Resort

-  **Viceroy at Ombria resort**
76 rooms
-  **Viceroy Residences at Ombria Resort**
65 apartments
-  **Residential units**
31 Non-touristic Luxury Villas
350 Touristic units: apartments, townhouses, semi-detached villas, detached villas
-  **Golf**
18-hole course
Clubhouse
-  **Services**
Resort administration
24 hours security
Guest service & concierge
Property management
Rental programme



-  **Out-of-Ombria Activities**
Summer surf school
Water fun parks
Canoeing
Boat excursions to Ria Formosa
Boat excursions along The Algarve's coast
Cultural & historical excursions
City breaks: Seville, Gibraltar, Lisbon, Évora
Vineyard tours
Off-road driving
-  **Food & Beverages**
Fine dining restaurant
The Scene bar
Bar & seafood grill
The Bistro bakery
All-day dining
Sports bar & grill
-  **Conference & Events Centre**
-  **SPA**
SPA boutique
Day SPA treatments
Steam vitality pool
Finnish sauna
Healthy bites
Lifestyle coaching
-  **Indoor Experiences**
Cookery classes
Pottery classes
Local handicrafts
-  **Outdoor Experiences**
Jogging circuit
Cycling lane
Road & mountain biking
Climbing
Horseback riding
Bird watching
Nature walk trails
-  **Sports Facilities**
-  **Children**
Children's centre
Sky observatory
Kids club programme
Junior SPA programme
Junior golf academy
Junior tennis academy
Playgrounds
Babysitting
-  **Fitness Centre**
Personal training
Daily activities
-  **Swimming Pools**
Family
Adults



Viceroy at Ombria Resort

Viceroy Hotels & Resorts proudly arrive in Europe as a leader in modern luxury. Complimenting timeless simplicity with signature sophistication, they have drawn upon the essence of the region to inspire every detail of a unique luxury experience.

Delivering an authentic Algarve experience that brings together provocative design and intuitive service, they are guided by their brand promise “Remember to Live,” and a commitment to create lifelong memories for each and every guest.

Featuring 76 guestrooms and suites, 65 residences, a spa, several restaurants and bars, heated swimming pools, Generation V Kid’s Zone and conference centre, here you will discover everything you need to enjoy the perfect stay in a perfect setting.

VICEROY
OMBRIA RESORT • ALGARVE



The region inhabits every aspect of design, an authentic environment truly evocative of the Algarve.



Feel the touch of the forest,
the stone of the earth, the blue
skies filling the room.





The Spa at Viceroy Ombria Resort

At the Spa we find time to immerse ourselves in the tranquil harmony of our surroundings. Moments to be at one with ourselves, with nature, with the world around us.

Time dedicated to wellness, with everything you need for a healthy body, sound mind and serene spirit, from sumptuous indoor and outdoor pools and saunas to decadent Turkish baths.

The calming presence of the Algarve permeates throughout; from the outdoor terraces and treatment rooms to the locally-sourced salts and oils that promise a distinct regional touch.



Contemporary living in a
breath-taking setting.

A person with short brown hair, wearing a striped short-sleeved shirt and light-colored pants, is sitting on a rocky bank next to a small stream. They are holding a pen and writing in a notebook. A pair of binoculars lies on the rocks next to them. The stream flows over mossy rocks, and the background is filled with dense green foliage and trees. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

Where you're free to write
the story as you go.



The Ombria Course by Jorge Santana da Silva

Jorge's signature designs are renowned for blending their natural surroundings into the flow and aesthetic of a course. The stunning setting is no mere backdrop, it plays a part in every moment upon the course, challenging us to truly play the land.

An 18-hole, par 71 golf course weaves across spring-waters flowing down from the hills, a remarkable golf experience steeped in the diversity of its home. Making the most of these stunning panoramas, The Club House subtly integrates the walls of a valley ruin into its design, breathing new life upon the old stones.

With a swimming pool, sauna and gym facilities, unwinding after a demanding game couldn't be simpler. From tee-off to a relaxing drink upon the bar's outdoor terrace, you will find everything that you need for a splendid day on the course.



An investment
in nature.



Viceroy Residences at Ombria Resort

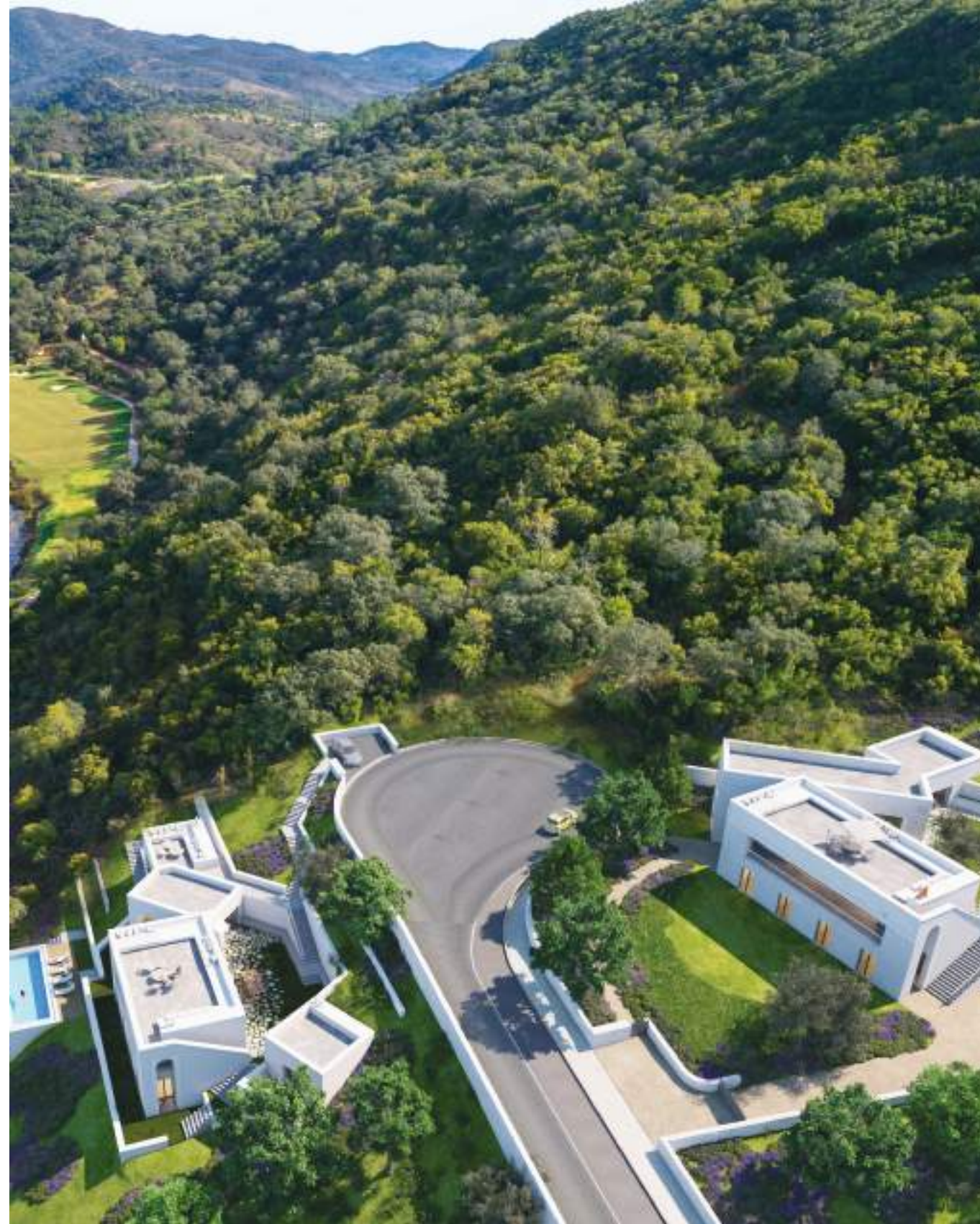
A one-of-a-kind, sustainable resort at your fingertips, a secure investment in an international brand renowned for evocative design and exceptional service... The advantages of owning a Viceroy residence are limitless.

Come as you are, leave at your leisure. The tranquillity of Ombria Resort managed with the attention to detail that signatures Viceroy Hotel & Resort service. Stress-free ownership that offers refined accommodation, design and architecture with the reassurance of an international brand. Upon secluded hilltops, The Viceroy Residences boast spectacular views of the golf course and lush oak forests. The 1- and 2- bedroom apartments are turn-key furnished and finished to the highest standard, with owners benefitting from privileged use of hotel amenities and a guaranteed initial rental return.

VICEROY
RESIDENCES
OMBRIA RESORT • ALGARVE



Outdoor living indoors.
A home in harmony.



The Alcedo Villas

A collection of private villas that offer a year-round natural lifestyle, from pleasant summers to mild winters, enjoy the Algarvian simplicity ingrained throughout design and finish.

Intended to break down living-space boundaries, Promontorio have created a design that exudes and compliments the surrounding natural beauty, harmoniously integrated into the landscape to maintain the traditional essence of the region.

The twelve freehold villas sit upon hillside plots of between 1.700 and 3.300m², offer covered areas ranging from 420 to 630m², with full security and maintenance services provided. With landscaping and architecture tailored to the owner, each bringing the heart of the Algarve into your home for your own bespoke paradise.



Inspired by community
and conviviality.



The Oriole Village

At the Oriole Village, owners enjoy the freedom of nature and a flexible lifestyle. Artfully divided into three hamlet clusters, the small village feel of Ombria is preserved with the architectural language and welcoming public areas of a local community.

With no mandatory restrictions on use, but with a tourism agreement in place, owners are free to use their property as they wish. They may spend as much time as they want here but have the option to fully, or partially, hand it over to the management company for holiday rental while away – either way enjoying the resort's facilities, security and maintenance services at their disposal.

There are 83 apartments, townhouses and semi-detached or detached villas available, ranging from 1- to 4-bedroom properties with between 80 to 300 m² of internal space. Each one comes immaculately furnished and equipped with several interior design packages available to choose from, all incorporating regional materials, patterns and textures.



Explore, adventure,
get more out of life.



Services & Benefits

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

Resort 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

House maintenance, pool and garden maintenance, housekeeping.

Concierge

Organising excursions, sports and activities, private parties, shuttle service to beach, airport transfers, childcare, room service.

Rental programme

Sales, marketing and management of properties within the rental pool.



Investment & Opportunity

A property at Ombria Resort 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

- The third safest country in the world, according to 2017's Global Peace Index (out of 163 analysed).
- Stable government and transparent property purchase procedures.
- Appealing fiscal benefits regime, under the Non-Habitual Resident Status and Golden Visa Program

Algarve

- Over 40 golf courses.
- Outdoor lifestyle.
- 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 experience in a beautiful and authentic landscape.
- A perfect concept and location match.
- Hotel and Residences managed by Viceroy Hotels & Resorts.
- Exclusive, secure and managed environment.
- The possibility of acquiring either a primary or second (holiday) home, a buy-to-let investment property or a property for retirement.



Owner and Developer

Ilpo Kokkila is the founder of a family-owned Finnish investment company Pontos, the owner and developer of Ombria Resort. He believes in growth and patience, something deeply rooted in the concept and philosophy of Ombria. From seed to tree, at the heart of Ombria lies the spirit of a grower, a sense of connection to the land, to the community, a passion to plant the roots of a real, sustainable future for the region.

www.pontos.fi



Viceroy Hotel Group inspires travellers with one-of-a-kind authentic lifestyle experiences that bring together provocative design and intuitive service in sought-after locations. A leader in modern luxury, Viceroy are guided by the brand promise “Remember to Live” to create lifelong memories for each and every guest. Their three portfolio tiers have been designed to help travellers find exactly the kind of experience they’re looking for. The Viceroy Icon Collection includes epic hotels and resorts across the globe, The Lifestyle Series showcases attitude-led destinations and the Urban Retreat Collection features bold properties with an independent spirit and eccentric personality.

www.viceroyhotelsandresorts.com



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



WATG and Wimberly Interiors

One of the world’s leading integrated architectural design firms, WATG have offices in London, Singapore, Istanbul, Honolulu, Irvine, Los Angeles, New York, Seattle, Shanghai, Dubai and Chicago. Known for cutting-edge design with an innate sense of place, they create projects that carry a unique narrative throughout their space. With their interior design firm, Wimberly Interiors, they have an incredible 70 years’ experience working in 160 countries and across six continents.

www.watg.com



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