

OMBRIA RESORT · ALGARVE · LOULÉ

Viceroy Residence · Apartment 2021

EUR 1,154,100 EUR 6,865/m²

Commission-free for the buyer

KEY FACTS

Property type	**Apartment**	Rooms	**3**
Bedrooms	**2**	Bathrooms	**2 (+Gäste-WC)**
Living space	**168.11 m²**	Buyer's commission	**commission-free**
Reference	**Ombria Viceroy – Unit 2021**	Floor	**2. OG**
Year built	**2024**		

DESCRIPTION

1 bedroom apartment at Ombria Resort in the Algarve (Portugal). A turnkey property within the operator-run resort concept.

Owners benefit from the ongoing resort operation and its infrastructure — Access to the resort's 18-hole golf course, spa and dining.

FEATURES

- Operated by Viceroy Hotels & Resorts
- Access to the resort's 18-hole golf course, spa and dining

IMPRESSIONS









PURCHASE COSTS · PORTUGAL

IMT (transfer tax) (progressive scale)	**bis 7,5 %**
Stamp duty	**0,8 %**
Notary & registration	**ca. 1 %**
Lawyer	**ca. 1 %**
Agent's commission (commission-free for the buyer)	**none**
Guide total	**ca. 8–10 %**

IMT is progressive; flat 7.5 % above approx. €1m. Guide values for foreign buyers; rates vary by region, value and ownership type. Without guarantee.

YOUR CONTACT

Clavis International GmbH
Kleine Reichenstraße 1 · 20457 Hamburg
Tel. 040 350 177 120 · info@clavisinternational.com · clavisinternational.com

Viceroy Residences

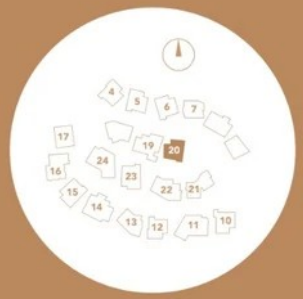
Unit 2021 | T2

FRACTION CK | SECOND FLOOR
Internal Gross C. Area — **145.47 m²**
Covered Terrace — **22.64 m²**
Total — **168.11 m²**

Hall — 3.7 m²
Kitchen — 3.8 m²
WC — 2.7 m²
Living room — 31.4 m²
Terrace — 16.0 m²

A
Bedroom — 18.6 m²
Closet — 5.7 m²
Bathroom — 13.1 m²
Terrace — 3.6 m²

B
Bedroom — 18.3 m²
Closet — 3.8 m²
Bathroom — 14.1 m²







OMBRIA
RESORT
ALGARVE · PORTUGAL