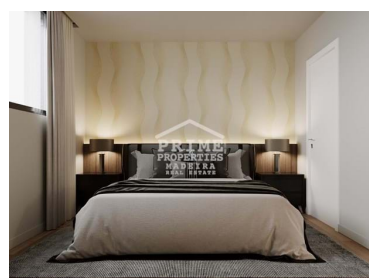




## São Martinho - Apartment



**3** Bedrooms  
**2** Bathrooms  
**297** Area (m²)  
**Garage**



**550 000 €**  
(EUR €)

### New development for sale!

Magnificent building with 25 apartments, construction scheduled to begin in September 2023. Experience in construction and guaranteed quality.

With modern finishes, plenty of natural light, and a prime location, this apartment won't stay on the market for long. Featuring an open-plan living and dining area, a fully equipped kitchen, and spacious bedrooms, this apartment has everything you need for comfortable living.

The building also offers an infinity pool with a south-facing exposure, among other amenities like air conditioning. Furthermore, its prime location means you'll be close to the finest restaurants, shops, and entertainment venues.

Don't miss this incredible opportunity to own a beautiful new apartment.

T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)

Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## ▮ Unlock Financial Freedom with Buying to Rent! ▮

Are you looking for a smart and secure way to invest your hard-earned money? Consider the numerous advantages of buying to rent, a proven strategy that can pave your path to financial success!

1. **Steady Income Stream:** Say goodbye to financial uncertainties! Owning rental properties ensures a consistent monthly income, helping you cover mortgage payments, property expenses, and even yielding profit.
2. **Long-Term Appreciation:** Real estate has a history of appreciating in value over time. By buying to rent, you not only enjoy rental income but also the potential for significant capital gains as your property's value increases.
3. **Portfolio Diversification:** Diversifying your investment portfolio is essential for risk management. Real estate adds a tangible asset to your mix, reducing your exposure to market fluctuations.
4. **Inflation Hedge:** As the cost of living rises, so does your rental income. Real estate serves as a reliable hedge against inflation, ensuring your money maintains its value.
5. **Wealth Building:** Buying to rent is a proven wealth-building strategy. Over time, you can accumulate multiple income-generating properties, creating a solid foundation for financial independence.

Don't miss out on the fantastic opportunity to secure your financial future with buying to rent! Reach out to our expert real estate advisors today to explore the endless possibilities and start your journey towards a prosperous tomorrow. ▮

For more information or to make an appointment contact us.

Finishings and floorplans attached.

**NOTE:** The areas indicated on the plan correspond to the usable areas of each space and are merely indicative and approximate to the final result. The images of the development presented here are merely visual anticipations of the final product. During the course of construction the development may, for technical or commercial reasons, undergo alterations or variations. The furniture and decorative items shown are merely indicative and are not included in the final product to be marketed.

We have a selection of different properties available to fit all your requirements so call us to enquire further and obtain more information.

**BY APPOINTMENT ONLY**

For those considering an investment in a luxury residence as a second (holiday) home or as a retirement destination, consider the advantages that Madeira Island has to offer:

**T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)**

**Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- Security. Madeira is virtually crime free and one of the safest holiday destinations in the world!
- Sub-tropical climate - warm & pleasant year round.
- Natural beauty - lush & colourful, known as the ""Garden or Pearl of the Atlantic"".
- Ease of access - within 3 hours flight time from most European cities, direct flights from over 40 destinations in Europe, daily flights to London and Lisbon.
- Protected environment - 70% of the island is protected parkland & forest.
- Activities/Amenities - wide range of sports & leisure activities; two Golf courses near to Funchal
- Tourist infrastructure - long known as a quality tourist destination, with lots to see & do
- Quality of life - a friendly, safe & clean place to visit and to live in.

#### Legal and fiscal situation

- Property transfer taxes - IMT tax, Stamp duty, registration and notary fees - max. 7%
- Inheritance tax - Effective 1st January 2004, inheritance tax abolished in Portugal. There is still a 10% stamp duty charge though on transfer of assets. Gifts/donations to a spouse (husband or wife), children, parents or grandparents are exempt.
- Capital gains tax - Flat 25% tax levy on all capital gains affected by non-residents.
- Portuguese (EU) Residence Permit - Since July 2012, the NON-EU PURCHASER has a right to apply for a Portuguese residence permit (with subsequent freedom of movement in Schengen countries) following purchase of real estate in Portugal with A MINIMUM INVESTMENT OF €500.000
- Non-Habitual Residents Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal

#### ABOUT PRIME PROPERTIES MADEIRA REAL ESTATE

Discover the perfect home for you in Madeira, Portugal today!

Prime Properties Madeira Real Estate is a local, well-established, licensed, real estate agency providing a complete service to international buyers looking to invest in Madeira, Portugal whether for holiday homes or permanent living residence. Our properties include villas, houses, quintas, apartments, land and commercial properties. We also offer a PROPERTY FINDING SERVICE, working with a few select real estate agencies in Madeira to deliver a personalised service through the entire purchase process from viewings, negotiation, legal expertise, mortgages, relocation etc. We pride ourselves on working together to European standards of honesty, integrity and transparency. We provide excellent after sales service.

**T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)**

**Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Garage
- Private condominium
- Video entry system
- Double glazing
- Electric gates
- Wifi Network
- Energetic certification: A
- Built year: 2024
- Views: City view
- Lift
- Electric garage gate
- Main drainage
- Security door

**T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)**

**Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)