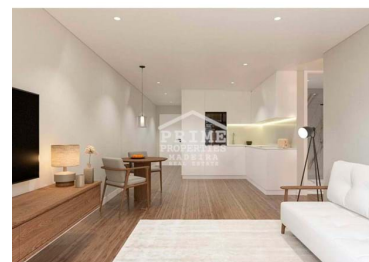
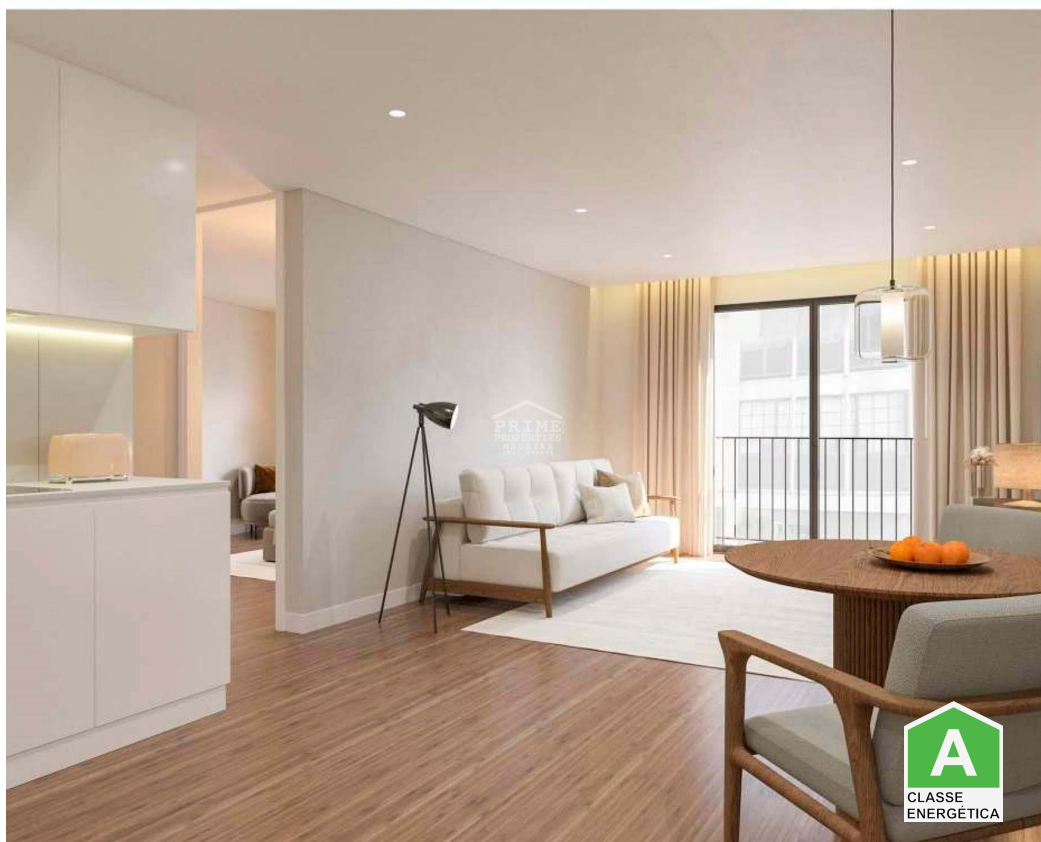




Funchal (Santa Maria Maior) - Apartment



Bedrooms



Bathrooms



Area (m²)



Land Area (m²)



Garage

300 000 €

(EUR €)

Modern Apartments For Sale

Located in the city center of Funchal, Edifício Alameda Formosa V comprises of 10 apartments. Six of which are studio apartments and four of which are one-bedroom apartments.

Excellent location, perfect for those who want to enjoy everything the city has to offer.

The interiors reflect a modern design with quality finishings providing functionality and comfort.

Available in studio and one-bedroom types, with good areas and consisting of the following finishings;

FLOORS

- Floors - Reinforced concrete slab and cement-based mortar screed with acoustic screen.
- Wood flooring - Bamboo wood flooring.
- Kitchen floor - Porcelain stoneware / bamboo

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AMI 11097

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Sanitary fittings - Porcelain stoneware / bamboo Sanitary ware - Porcelain stoneware.

-Skirting boards - In wood, mosaic or aluminum respectively.

-Balconies - In porcelain stoneware with iron railings.

KITCHEN

-In granite or Silestone-type composite marble.

-Italian-style kitchen with thermolaminate finish.

APPLIANCES:

-Burner, oven, microwave, fridge, extractor fan, TEKA stainless steel dishwasher and Sanindusa taps.

WALLS:

-Interior walls - Partitions between dwellings and common areas in double walls with acoustic insulation, covered in projected stucco with a smooth finish.

-Exterior walls - Thermally insulated cladding.

CEILINGS:

-Bedrooms and living room - Projected plaster with smooth finish.

-Kitchen and sanitary facilities Sanitary facilities - False plasterboard ceiling with smooth finish, built-in lights and cabinet with drawers and mirror.

CARPENTRY:

-Doors - In wood with a white lacquered finish.

-Closets - Finished in laminate and white thermolaminate.

-Exterior door - Security door, fire door and acoustic system.

Aluminum window frames:

-Doors and windows - In lacquered aluminum with thermal break, with transparent double glazing and solar protection.

SANITARY WARE

-Sanindusa brand.

-Shower trays

-Pre-installation of air conditioning in the living room and bedroom.

-Color video intercom.

-Pre-installation of video surveillance system in the garage and entrance hall.

Close to public services, shops, restaurants and public transport.

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.

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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:

- 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.

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Property Features

- Garage
- Private condominium
- Kitchenette
- Main drainage
- Sealed land area
- Energetic certification: A
- Built year: 2023
- Drive way
- Double glazing
- Central location
- Wifi Network

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