



## Ribeira Brava - Apartment



1  
Bedrooms

5  
Bathrooms

354  
Area (m<sup>2</sup>)

**685 000 €**  
(EUR €)

### Apartment For Sale in Ribeira Brava

Located in the center of the village of Ribeira Brava, the property was recently renovated to a high quality and has two floors.

#### 1st Floor:

- 4 Bedrooms ( 3 with private bathroom);
- Kitchen equipped with electric oven, hob, microwave and TEKA dishwasher;
- Laundry;
- 2 Social Bathrooms;
- 1 extra bedroom that can serve as a leisure/recreation or storage space;

Nice Large Balcony

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## 2nd Floor (Terrace)

- Barbecue;
- Bathroom;
- Outdoor shelter;
- Annex with a well for washing clothes and a heat pump;

On the terrace besides enjoying these spaces, you can also enjoy a 360° view over the valley, the village and the sea.

The apartment is within walking distance to all public services such as coffee shops, banks, post office, tax office, pharmacies, supermarkets.

Schedule your viewing today!

For more information please contact us.

For those considering an investment or 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, reigstration 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 effected 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 Resident's Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal

### ABOUT PRIME PROPERTIES MADEIRA REAL ESTATE

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Prime Properties Madeira Real Estate is a local, well-established, licensed, real estate agency

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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.