

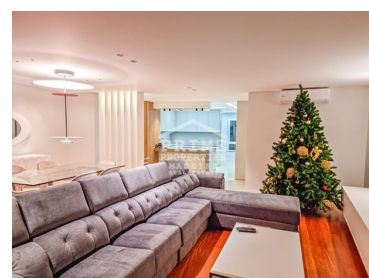


1255

Reference

Scan the QR code to view the property

São Martinho - Apartment



3

Bedrooms



2

Bathrooms



191

Area (m²)



191

Land Area (m²)



Garage



650 000 €

(EUR €)

Apartment with ocean views for sale

Presenting a Superb and Expansive Three-Bedroom Apartment for Sale in Funchal,

Situated within the vibrant city of Funchal, this exquisite apartment boasts not only an enviable location but also an abundance of space and luxurious amenities. This meticulously designed residence offers an opulent living experience characterized by its capacious layout and stunning ocean vistas. Allow us to delve into the myriad features and highlights that define this exceptional property.

1. Grandeur in Size:

This remarkable apartment is synonymous with spaciousness. With three generously proportioned bedrooms, it effortlessly accommodates your desire for ample living and sleeping quarters. The result is an environment that exudes a sense of freedom and comfort, providing an ideal canvas for

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Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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personalization and luxurious living.

2. Luxurious Ensuite Bedroom:

Among the three bedrooms gracing this apartment, one stands out as a sanctuary of relaxation and privacy. The ensuite bedroom offers the utmost in convenience and elegance, providing an exclusive retreat within the comforts of your home.

3. Modern Kitchen Elegance:

This residence boasts a brand-new kitchen replete with state-of-the-art appliances, all of which come with the added peace of mind of a two-year guarantee. Designed with both culinary functionality and aesthetic appeal in mind, this kitchen is the perfect setting for your culinary creations and daily gatherings.

4. Additional Amenities:

Storage Room: Ample storage space ensures that your belongings are organized and readily accessible.

Parking Space (2 Cars): Convenience and security are paramount, and this apartment includes parking facilities for two vehicles.

Furniture Included: The property is thoughtfully offered with its tasteful and high-quality furnishings, ensuring that you can seamlessly transition into the epitome of luxury living. In conclusion, this spacious three-bedroom apartment in Funchal represents a rare and unparalleled opportunity to acquire a residence that harmoniously combines expansive living spaces, mesmerizing ocean views, modern conveniences, and the elegance of furnished living. Whether you seek a prestigious home or a discerning investment, this property encapsulates the essence of refined living in one of Funchal's most sought-after locations. Arrange your viewing today and embark on a journey toward a life of unparalleled luxury and comfort.

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

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- 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.

Our services at Prime Properties Madeira are free of charge to you and do not incur any mark-ups on the property price or agent commission.

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Property Features

- Garage
- Private condominium
- Drive way
- Storage / utility room
- Lift
- Electric shutters
- Main drainage
- Central location
- Energetic certification: C
- Mains water
- Renovation year: 2022
- Furnished
- Laundry
- Kitchenette
- Views: Sea views
- Double glazing
- Automatic irrigation
- Walking distance to beach
- Wifi Network
- Solar orientation: South
- Balcony

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