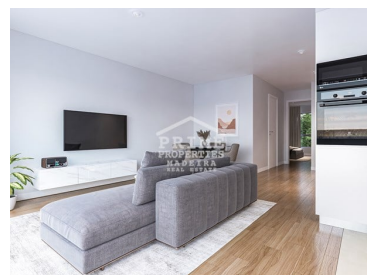









Funchal (Sé) - Apartment



 1	 2	 70	 70	
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage

270 000 €
(EUR €)

City Apartments For Sale Funchal

Located in the historical area of Funchal in the city centre the building will have 16 one and two bedroom apartments with contemporary lines of excellent quality and comfort.

Close to public facilities and services.

Construction begins in May 2022 and is to be completed by December 2023.

FLOORS:

Floors - Slab in reinforced concrete and screed in cement-based mortar with acoustic screen.

Flooring - Wooden floor type bamboo.

Sidewalk Kitchen - Porcelain stoneware.

Flooring . Sanitary floor - Porcelain stoneware.

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AMI 11097

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Skirting boards - In wood, mosaic or aluminium respectively.
Balconies - In porcelain stoneware with glass guard.

WALLS:

Interior walls - Partitions between fires and common areas in double walls with acoustic insulation, coated with sprayed plaster with smooth finish.
Exterior walls - Coating with thermal insulation.

CEILINGS:

Bedrooms and living room - Projected stucco with smooth finish.
Kitchen and Sanitary - False ceiling in pladur with smooth finish, recessed lights and furniture with drawers and mirror.

CARPENTRY:

Doors - In wood with white lacquered finish.
Closets - Lacquered finish and mirror.
Exterior door - Security door, fire door and acoustic system.

ALUMINIUM FRAMES:

Doors and windows - In lacquered aluminum with thermal break, with double transparent glass and solar protection. Exterior electric blinds in bedrooms.

KITCHEN:

COUNTERTOP: In granite or composite marble type silestone.
Italian type kitchen with thermolaminate finish.

APPLIANCES:

Plate, oven, microwave, exhaust fan, stainless steel sink TEKA brand and Sanindusa faucets.

SANITARY WARE

Sanindusa brand.
Shower trays with enclosure included.

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

Solar panels.

Video intercom

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

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

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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

- Proximity: Beach, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 2022
- Private condominium
- Lift
- Main drainage
- Wifi Network
- Garage
- Floors: 4
- Drive way
- Double glazing
- Walking distance to beach
- Security door

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