



Água de Pena - Villa



4
 3
 169
 378

Bedrooms Bathrooms Area (m²) Land Area (m²) Garage

320 000 €
(EUR €)

House For Sale Machico

Captivating Detached House with Breathtaking Views for Sale!

Nestled in the picturesque Agua de Pena, this remarkable detached house is a testament to craftsmanship and comfort. Meticulously designed and cherished, this home boasts generously sized bedrooms, a fully equipped kitchen, and a delightful barbecue area. Its timeless classic design exudes warmth and elegance.

Step into the serene garden, perfectly sized for easy maintenance, where you can savor moments of tranquility while admiring the mesmerizing vistas. With an altitude of just 189 meters, you'll find yourself living the low-altitude dream.

The best part? The choice is yours when it comes to furniture – it's optional, allowing you to

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

¹ (Call to national fixed network) | ² (Call to national mobile network)



personalize your haven to your heart's desire.

Conveniently close to the airport, this property offers more than just a house; it provides a lifestyle filled with convenience and natural beauty.

Don't miss out on this exceptional opportunity! Contact us for further details and to schedule an appointment. Your dream home awaits!

About Agua de Pena in Machico:

Agua de Pena in Machico is a charming coastal village on the stunning island of Madeira, known for its natural beauty and tranquil atmosphere. With its low altitude and proximity to the airport, it offers a convenient yet idyllic setting for those seeking a peaceful island lifestyle. Explore its scenic surroundings and discover the perfect place to call home in Madeira.

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.

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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.

Property Features

- Washing machine
- Fitted wardrobes
- Proximity: Public Transport, Restaurants, Airport
- Garage
- Built year: 1999
- Laundry
- Storage / utility room
- Electric garage gate
- Pantry
- Main drainage
- Gas fire
- Wifi Network
- Energetic certification: D
- Mains water
- Refrigerator
- Equipped kitchen
- Garden
- Furnished
- Floors: 2
- Drive way
- Views: Sea views
- Electric gates
- Bread oven
- Quiet Location
- Barbecue
- Uninterrupted views
- Solar orientation: South, West
- Balcony

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