



Ref 1152

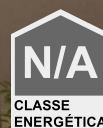
Reference

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## Prazeres - Villa



 <b>4</b>	 <b>5</b>	 <b>219</b>	 <b>1000</b>	<b>1 250 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)



## Experience the best that life has to offer! Luxury Villas For Sale in Prazeres, Calheta!

Located in Prazeres, 50 minutes from Funchal, these beautiful villas will be situated on a cliff providing one of the best, unobstructed panoramic views, on plots of over 1000m<sup>2</sup>

The villas, built on one floor, will have four bedrooms, all with en suite bathrooms, all with varandas and access to the garden and swimming pool.

The lounge, kitchen and dining room, with floor to ceiling windows face south and will boast approximately 60m<sup>2</sup> of open space.

Aside from the quality fixtures, fittings and lighting, in the interior of the property, the villa also has an excellent pool area excellent for al fresco dining.

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Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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#### Features:

- \* Ar Condicionado
- \* Aspiração Central
- \* Paineis Solar
- \* Infinity Heated Pool
- \* Well maintained Gardens.
- \* A Garage for two vehicles.
- \* Laundry Room.
- \* Gourmet Kitchen

Easy and short access to public facilities such as restaurants, supermarkets pharmacy, bakery, liquor store, and more.

The villas are ideal as holidays homes or as a permanent residence, a place where grand entertaining, ultimate privacy and convenience are paramount.

Undoubtedly one of the most spectacular properties these villas characterized by its ultra-modern architecture.

#### FINISHINGS

##### KITCHEN

###### Floor

Composite Vinyl DK Vinyl Flooring 1800 x 225 x 8.5mm thick  
(acoustic and waterproof);

###### Kitchen Materials

###### Countertop

Dakmar Kitchen Lacquered Glossy White and Walnut;

Top in Quartz, Dekton By Cosentino;

Induction Hob, Smeg;

Ceiling Extractor Fan, Smeg;

Microwave, Smeg;

Oven, Smeg;

Built-in Refrigerator, Smeg;

Dish Washer, Smeg;

Wine Cellar, Smeg;

Ice Machine, Whirlpool;

Sink Unit, Schock;

Mixer Tap, Schock;

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## BEDROOMS

Walls and ceiling

Projected plaster with smooth finish, painted with water paint;

Skirting

Lacquered Glossy White 100mm x 15mm;

Floor

Wardrobes Composite Vinyl DK Vinyl Flooring 1800 x 225 x 8.5mm thick  
(acoustic and waterproof);

With sliding doors in white gloss, Melamine interior, including chest of drawers, shelves, drawer unit and rods;

## BATHROOM

Walls Baldocer ceramic tiles 1200 x 1200mm;

## FLOOR

Composite Vinyl DK Vinyl Flooring 1800 x 225 x 8.5mm thick  
(acoustic and waterproof);

Bathroom ware

Grohe;

Furniture Lacquered furniture with ceramic washbasin;

Faucets / Taps

Mixer shower and taps Grohe;

## CARPENTRY

Interior doors

Front entrance door

Lacquered Glossy White 2600 x 800mm;

Pivoting door 2450 x 3000mm;

## SKIRTING

Lacquered Glossy White 100mm x 15mm;

Wardrobes Doors in white, interior in Melamine, including chest of drawers, shelves, drawer unit and rods;

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## ALUMINIUM FRAMES

Natural colour aluminium;  
Thermal Cut;  
Solarlux Glass A50 6mm Temprex+14mm+6mm Temprex;  
Guardrails with Profile and Laminated Glass 10mm;

## OUTDOOR FLOORING

Baldocer ceramic anti-slip tiles 1200 x 1200mm;

## EXTERIOR

Lawned gardens with installed irrigation system; Exterior door in sheet metal, metallic and painted with enamel paint, with electric motor;  
Exterior walls with hydraulic plaster, painted with sand paint;

## ELECTRICITY

Sockets and switches in a colour to be defined;  
Ceilings with Led embedded lights for false ceilings;  
Exterior Led lighting;  
Pre-installation of Domotics (smart home);  
Photovoltaic Panels with 12 Hyunday 470W panels, with Kit  
Lithium Batteries (5.12KW). Intelligent Energy Management System;

## WATER AND SEWRAGE

Installation of water heating system with photovoltaic panels. Heat pump;

## AIR CONDITIONING

Installation of air conditioning;

## INTRUDER ALARM

Installation of intruder alarm;

## SWIMMING POOL

Vidrepur porcelain pool tiles 25 x 25mm; Equipped with heat pump for heating;  
Swimming pool with ozone treatment;

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# Property Features

- Proximity: Shopping, Public Transport
- Views: Countryside views
- Floors: 1
- Energetic certification: Exempt

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