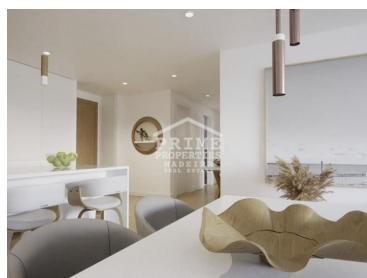
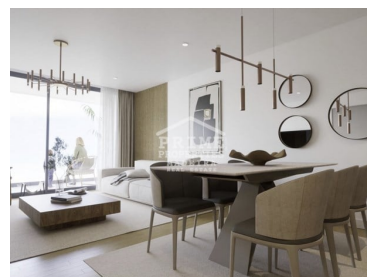




## Câmara de Lobos - Apartment



**2**  
Bedrooms
 **2**  
Bathrooms
 **141**  
Area (m²)
 **141**  
Land Area (m²)
 **Garage**

**340 000 €**  
(EUR €)

## Fabulous Apartments For Sale

Welcome to the epitome of modern living in Câmara de Lobos! These fabulous new apartments in the coveted Lourencinha area offer a lifestyle of unparalleled luxury and convenience.

This development is a testament to sophistication, consisting of four floors and a total of 15 apartments, including both 2 and 3-bedroom options. What sets these apartments apart is their generous room sizes, providing an abundance of space and an abundance of natural light. The kitchens are thoughtfully equipped with modern appliances, including a hob, oven, extractor fan, dishwasher, and refrigerator.

Every apartment comes with the added convenience of two parking spaces and a storage room.

Location-wise, you're a mere five-minute drive from the vibrant heart of Funchal, and thanks to easy

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AMI 11097

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



access to the highway, the entire island is at your doorstep.

Quality is the hallmark here, with top-notch materials and impeccable finishes throughout. You deserve nothing but the best.

Whether you're seeking your dream home or an investment opportunity, our diverse selection of properties has something for everyone. Reach out to us today to explore these fabulous apartments further and gather all the information you need to make your move.

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.

Our services at Prime Properties Madeira are free of charge to you and do not incur any mark-ups on

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the property price or agent commission.

## Property Features

- Fitted wardrobes
- Garage
- Private condominium
- Basement
- Lift
- Electric gates
- Quiet Location
- Energetic certification: A
- Balcony
- Proximity: Airport, Restaurants, Hospital, Pharmacy, Schools
- Built year: 2023
- Drive way
- Views: Sea views, Mountain views
- Double glazing
- Main drainage
- Wifi Network
- Solar orientation: South

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