



## São Martinho - Villa



4   
 5   
 405   
 750   
   

Bedrooms    Bathrooms    Area (m<sup>2</sup>)    Land Area (m<sup>2</sup>)    Garage    Swimming Pool



**1 840 000 €**  
(EUR €)

### \* EXCLUSIVE \* Modern House For Sale Funchal

Luxurious Residence for Discerning Buyers!

Experience the epitome of grand living on the beautiful island of Funchal with this exceptional property now available for sale. Nestled in one of Funchal's most prestigious neighborhoods, this magnificent residence stands among similarly opulent homes, offering an unparalleled lifestyle.

#### Key Features:

**Location:** Situated in a highly sought-after area of Funchal, this property enjoys the utmost privacy and exclusivity.

**Modern Elegance:** Built in 2009, this modern villa has undergone meticulous upgrades and tasteful decoration. From the carefully selected tiles to the exquisite wallpaper and lighting fixtures, every

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detail exudes sophistication and harmony.

**Main Level:** Upon entering, you'll be welcomed by a grand hall leading to a social bathroom, an executive office (which can easily serve as an additional bedroom), and the spacious lounge and dining area. The dining room seamlessly connects to the well-appointed kitchen and laundry area, featuring sensor-equipped cabinets designed for effortless storage and convenience.

**Seamless Indoor-Outdoor Living:** All rooms on this level offer direct access to the lush garden and inviting swimming pool area.

**Upper Level:** Ascend the grand staircase, illuminated by night sensors, to find a landing area. Each bedroom on this floor is an en-suite master, complete with heated bathroom floors and stunning views, including ocean vistas and the iconic Cabo Girão.

**Lower Floor:** The lower level unfolds into another lounge area and office space, which can be transformed into a separate living quarters, a gymnasium, or even a cinema room, showcasing its versatile potential.

**Outdoor Oasis:** The meticulously landscaped garden, featuring carefully selected shrubs and trees, ensures your utmost privacy. The pool is equipped with a current generator, underwater massage, waves, and an endless swimming feature. Unwind in the large jacuzzi, and enjoy al fresco dining at the outdoor dining area, complete with a ceiling-mounted patio heater.

**Outdoor Kitchen:** An award-winning, top-of-the-line outdoor kitchen imported from Germany boasts a built-in grill, side burner, and outdoor fridge, all housed in a beautifully constructed brick setup with high-quality stainless steel and sophisticated lighting—an entertainer's dream!

**Additional Luxuries:** Other notable features include a possibility to expand the main entrance door, 39 photovoltaic panels, air conditioning throughout, heated towel racks in bathrooms, controlled lighting, mosquito door screens, and automated blinds.

This property is a true testament to opulent living and grand entertainment—a masterpiece of luxury and elegance.

Don't miss out on this extraordinary opportunity! Schedule your viewing today to experience the grandeur of this remarkable residence.

## Exploring São Martinho in Funchal, Madeira

São Martinho, a charming district nestled within the vibrant city of Funchal, beckons visitors with its unique blend of natural beauty, cultural richness, and modern convenience. As you embark on your journey to explore São Martinho, you'll encounter a captivating tapestry of experiences waiting to be uncovered.

### Beaches and Oceanfront Elegance:

São Martinho boasts some of Madeira's most alluring beaches, including the popular Praia Formosa. With its golden sands and crystal-clear waters, it's a haven for sunseekers and water enthusiasts. Stroll along the picturesque promenade, where you'll find a plethora of oceanfront cafes, perfect for sipping a coffee or enjoying a leisurely meal while gazing out at the Atlantic Ocean.

### Botanical Splendor:

São Martinho is home to the renowned Botanical Garden of Madeira (Jardim Botânico da Madeira). This verdant oasis showcases a diverse collection of exotic plants, vibrant flowers, and indigenous flora. Explore the meticulously landscaped gardens and revel in the serenity of this horticultural

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paradise.

#### Cultural Treasures:

Delve into the local culture by visiting the São Martinho Church (Igreja de São Martinho). This historic church, with its ornate architecture and rich history, provides a glimpse into the island's spiritual heritage. Nearby, you'll also discover the Monte Palace Tropical Garden, a treasure trove of art, culture, and lush landscapes.

#### Culinary Delights:

São Martinho offers a diverse culinary scene, with restaurants ranging from traditional Madeiran eateries to international fine dining establishments. Don't miss the opportunity to savor the island's fresh seafood, delectable pastries, and exquisite Madeira wine, all served in an inviting and relaxed atmosphere.

#### Shopping and Entertainment:

Indulge in retail therapy at the Forum Madeira shopping center, a modern complex featuring a variety of boutiques, shops, and entertainment options. It's the perfect place to pick up souvenirs or enjoy a movie night after a day of exploration.

#### Activities and Adventures:

Nature enthusiasts will find São Martinho an excellent starting point for outdoor adventures. Embark on hikes along the nearby levadas (irrigation channels) or venture into the mountains for breathtaking vistas. For a more adrenaline-pumping experience, consider paragliding over the lush landscapes.

São Martinho in Funchal, Madeira, is a captivating district that seamlessly marries the tranquility of coastal living with the excitement of urban exploration. Whether you're seeking relaxation on the beach, cultural enrichment, or outdoor escapades, São Martinho welcomes you with open arms to discover its many treasures. Come and immerse yourself in the beauty and vitality of this remarkable corner of Madeira.

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## Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Proximity: Airport, Beach, Hospital, Public Transport, Schools, Restaurants
- Jacuzzi
- Built year: 2009
- Laundry
- Double glazing
- Electric gates
- Walking distance to beach
- Gym
- Barbecue
- Wifi Network
- Energetic certification: B
- Balcony
- Dishwashing machine
- Fitted wardrobes
- Pool
- Garden
- Garage
- Floors: 3
- Views: Sea views, Mountain views, Pool view, Garden view
- Electric shutters
- Main drainage
- Quiet Location
- Hydrotherapy Bath
- Sealed land area
- Uninterrupted views
- Solar orientation: South

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