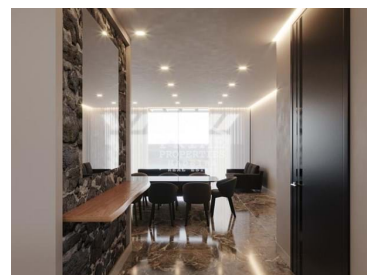




Campanário - Villa



3 Bedrooms
4 Bathrooms
210 Area (m²)
1050 Land Area (m²)
Garage
Swimming Pool

1 400 000 €
(EUR €)

Modern Villa For Sale in Ribeira Brava

Exceptional Modern Villa in Ribeira Brava

Discover the epitome of modern living in this stunning villa, perched on a picturesque plot with panoramic ocean views in Campanario, Ribeira Brava. This contemporary masterpiece, designed to captivate, is thoughtfully crafted on a single floor with an additional basement level.

With an elevation of just 319m, this modern villa encompasses three bedrooms, each boasting its own private bathroom. It features a fully equipped open-plan kitchen and lounge, a tranquil swimming pool, an inviting outdoor entertainment space, and beautifully landscaped gardens—all set on an expansive 1050m² parcel of land.

The villa showcases sophisticated contemporary architecture characterized by sleek, clean lines and

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Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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



generous windows that bathe the interior in natural light, seamlessly integrating indoor and outdoor living spaces. Crafted to the highest standards using premium materials, this home exudes quality and elegance.

Conveniently located near the village and beach of Ribeira Brava, with a variety of dining options at your fingertips, this is a rare opportunity to acquire a sublime contemporary villa in a truly spectacular location with unparalleled views.

Completion is expected in mid-2024, making this the perfect time to secure your place in this modern paradise.

Ribeira Brava is a picturesque town nestled on the southern coast of Madeira, Portugal's stunning Atlantic island. Known for its breathtaking natural beauty and rich cultural heritage, Ribeira Brava is a charming destination that captures the essence of Madeira's unique character.

The town takes its name from the "Wild River" that flows through it, and this river adds to the town's lush, green surroundings. Visitors to Ribeira Brava are treated to magnificent views of the rugged mountains that frame the town and the sparkling Atlantic Ocean beyond.

Ribeira Brava offers a range of attractions and activities for travelers. The town's historic center features quaint cobbled streets, traditional Portuguese architecture, and a delightful assortment of local shops and restaurants where you can savor Madeiran cuisine and shop for handicrafts.

Nature enthusiasts will find plenty to explore in the surrounding area, from hiking along the famous Levada trails to enjoying the black sand beach, Praia de Ribeira Brava, which provides a unique contrast to the island's typical rocky shores.

For a taste of local culture, consider visiting the charming Church of São Bento, an iconic landmark with intricate Baroque architecture and stunning panoramic views of the town. Ribeira Brava also hosts various festivals and events throughout the year, offering a glimpse into Madeira's vibrant traditions and celebrations.

Overall, Ribeira Brava is a hidden gem on Madeira Island, where visitors can experience the island's natural beauty, rich history, and warm hospitality in a serene coastal setting.

We have a selection of different properties available to fit all your requirements so call us to enquire 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'".

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- 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 the property price or agent commission.

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Property Features

- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Public Transport, Public Swimming Pools, Restaurants
- Garage
- Views: Sea views, Mountain views
- Quiet Location
- Wifi Network
- Energetic certification: A
- Pool
- Garden
- Floors: 2
- Double glazing
- Sealed land area
- Uninterrupted views
- Solar orientation: South

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