



## Ribeira Brava - Villa



 <b>3</b>	 <b>3</b>	 <b>220</b>	 <b>342</b>	<b>575 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

## House in Ribeira Brava For Sale with amazing views

Spectacular Contemporary Home with Stunning Views - Available for Sale

Nestled in the tranquil village of Ribeira Brava, this remarkable property is a true gem. It enjoys a south-facing orientation, providing breathtaking panoramic views of the ocean and the majestic mountains. This residence offers a well-thought-out layout, featuring three spacious bedrooms, two of which include walk-in closets, a convenient laundry room, a dedicated office space, a modern kitchen, an inviting dining area, and 2.5 meticulously designed bathrooms. The attention to detail and high-quality finishes throughout the house are truly impressive.

Accessibility is effortless, with a two-car parking space provided for your convenience. The well-maintained grounds surrounding the property are designed for easy upkeep, allowing you to savor your surroundings without the hassle of extensive maintenance.

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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)



Our extensive portfolio offers a range of properties tailored to suit your specific needs. We encourage you to reach out to us today for more information and a comprehensive overview of this property. We are dedicated to assisting you in your search for the ideal home.

### Ribeira Brava: A Picturesque Gem in Madeira, Portugal

**Scenic Splendor:** Ribeira Brava is blessed with a breathtaking natural landscape. The municipality's name, which translates to "Wild River," pays homage to the meandering waterways that flow through its lush valleys. Verdant hillsides covered in terraced vineyards, orchards, and exotic flora create a tapestry of vibrant colors and textures. The surrounding mountains, including the imposing Encumeada and Central Mountain Range, provide a dramatic backdrop to the coastal beauty, making it an ideal destination for nature enthusiasts and photographers.

**Coastal Charms:** Ribeira Brava boasts a charming waterfront, offering both locals and visitors a tranquil escape by the sea. The picturesque promenade is perfect for leisurely strolls, with cafes and restaurants serving delicious seafood cuisine. The warm, inviting waters beckon swimmers, while the black sand beaches provide a unique contrast to the azure Atlantic Ocean.

**Cultural Heritage:** Steeped in history, Ribeira Brava has preserved its cultural heritage through architectural treasures like the Church of São Bento, a stunning example of Manueline architecture. The town's streets are lined with traditional Madeiran houses, some adorned with colorful azulejos (painted ceramic tiles), providing a glimpse into the island's rich past.

**Festivals and Traditions:** The municipality comes alive with vibrant festivals and traditions that reflect Madeira's unique culture. From the lively Carnival celebrations to the religious processions during Holy Week, Ribeira Brava offers an authentic taste of local life. The annual Madeira Wine Festival, showcasing the region's renowned fortified wine, is a highlight not to be missed.

**Outdoor Adventures:** Nature enthusiasts will find Ribeira Brava to be a paradise for outdoor activities. Hiking trails crisscross the verdant landscapes, offering breathtaking vistas and opportunities to explore the island's diverse ecosystems. Birdwatchers will delight in the avian diversity found in the region.

**Warm Hospitality:** Ribeira Brava is known for its warm and welcoming atmosphere. The locals, known for their friendliness and hospitality, making visitors feel like part of the community.

Whether you seek the tranquility of nature, the charm of coastal living, or an immersion in Madeira's rich culture, Ribeira Brava promises a memorable experience. This enchanting municipality invites you to explore its wonders and create lasting memories in one of Portugal's most picturesque settings.

### 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:

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- 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 the property price or agent commission.

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## Property Features

- Built year: 2021
- Laundry
- Solar system
- Views: Sea views, Countryside views
- Electric garage gate
- Automatic irrigation
- Main drainage
- Quiet Location
- Sealed land area
- Security door
- Energetic certification: B-
- Mains water
- Floors: 2
- Drive way
- Storage / utility room
- Double glazing
- Electric gates
- Pantry
- Walking distance to beach
- Barbecue
- Wifi Network
- Uninterrupted views
- Solar orientation: South
- Balcony

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