



## São Martinho - Apartment



Bedrooms



Bathrooms



Area (m²)



Garage

**300 000 €**

(EUR €)

## Apartment for Sale in Funchal

\* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \*

Situated within the Virtudes district of Funchal, we present an expansive three-bedroom apartment that epitomizes accessibility and convenience. This ground-floor residence is generously proportioned, offering an exceptional degree of maneuverability for individuals requiring wheelchair accessibility.

The interior layout encompasses a well-appointed kitchen, complete with an adjacent laundry and pantry area. An open-plan design seamlessly integrates the dining and lounge spaces, fostering an ideal environment for both personal relaxation and entertaining. The private quarters consist of meticulously appointed bedrooms, each thoughtfully outfitted with spacious wardrobes. The master bedroom boasts an exclusive en-suite bathroom, affording residents a private retreat within the

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Estrada Monumental Nº 454 9000 098 Funchal  
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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



confines of their abode.

A noteworthy feature of this property is the grand veranda, which extends its charm to outdoor enthusiasts and those inclined towards al fresco gatherings. Ample parking provisions are made available with an allocated parking space, ensuring secure accommodation for your vehicle. Furthermore, the inclusion of a storage room provides a dedicated space for the safekeeping of personal belongings.

Constructed in 1998, this residence exhibits a remarkable state of preservation, characterized by immaculately maintained gardens that enhance the overall ambiance of the property.

Situated in proximity to the central hub of Funchal, residents enjoy unparalleled access to essential public services and urban conveniences.

This apartment presents an attractive proposition for those seeking a capacious, accessible, and tastefully appointed dwelling, marrying practicality with sophistication. Envisage this residence as a canvas upon which to craft your own haven of refined living. Do not miss the opportunity to make this exceptional Virtudes apartment your future abode.

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'".
- 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

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## 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.

## Property Features

- Fitted wardrobes
- Proximity: Shopping, Restaurants, City, Airport, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Garage
- Floors: 1
- Storage / utility room
- Lift
- Electric gates
- Main drainage
- Wifi Network
- Energetic certification: D
- Balcony
- Equipped kitchen
- Garden
- Built year: 1998
- Private condominium
- Views: Pool view
- Electric garage gate
- Pantry
- Quiet Location
- Security door
- Mains water

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