



## São Martinho - Apartment



4	3	244	244			<b>1 100 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## Luxury waterfront apartments with private access to the sea

Indulge in Coastal Paradise: Luxury Waterfront Apartments with Exclusive Beach Access

Welcome to a world of unparalleled coastal living in the prestigious promenade area of Estrada Monumental. Nestled within 6000m<sup>2</sup> of meticulously landscaped gardens and lush green spaces, this exceptional waterfront residence offers a lifestyle of opulence and tranquility. With direct access to the beach and a stunning Y-shaped architectural design, this development is a true masterpiece of seaside luxury.

### Key Features:

**Prime Location:** Situated in one of the most coveted locations, this extraordinary property boasts a commanding presence on the iconic Praia Formosa Beach. Residents are treated to unobstructed,

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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)



panoramic 180° sea views that stretch as far as the eye can see, encompassing the vast ocean and the majestic Cabo Girão cliffs.

**Exquisite Outdoor Spaces:** The carefully planned Y-shaped building embraces the beautifully manicured garden and lawn areas on both sides, ensuring residents enjoy a tranquil and protected outdoor environment. A sprawling infinity pool perched on the edge of the cliff provides an exquisite vantage point to soak in the beauty of the sea.

**Diverse Selection:** The development offers a range of options with apartments available in one, two, three, and four-bedroom configurations. Each apartment comes with at least one private parking space, and the larger units boast the luxury of up to three parking spaces. Additionally, all apartments include a private storage room conveniently located outside the living space.

**Private Pools:** For those seeking the ultimate in indulgence, select units feature private pools on spacious terraces, adding an extra layer of exclusivity and relaxation.

**Abundance of Pools:** A highlight of this coastal haven is the presence of approximately 25 pools distributed among different blocks and floors, ensuring that every resident can enjoy a refreshing dip in the pool at their leisure.

With the soothing sound of the waves as your backdrop, these luxury waterfront apartments offer an unparalleled blend of coastal elegance, convenience, and leisure. Whether you're seeking a serene retreat or a vibrant seaside lifestyle, this development caters to your every desire.

Don't miss your chance to own a piece of this coastal paradise. Contact us today to experience the epitome of waterfront living in the heart of Estrada Monumental.

**Completion Date End of 2023**

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.

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#### 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

- Dishwashing machine
- Equipped kitchen
- Pool
- Garage
- Private condominium
- Basement
- Frontline property
- Lift
- Electric garage gate
- Games room
- Main drainage
- Quiet Location
- Central music system
- Irrigation System
- Wifi Network
- Uninterrupted views
- Solar orientation: South
- Balcony
- Fitted wardrobes
- Air conditioning pre installation
- Proximity: Airport, Beach, Golf course, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground, Restaurants, City
- Built year: 2023
- Drive way
- Views: Sea views, Mountain views
- Video entry system
- Double glazing
- Electric gates
- Automatic irrigation
- Walking distance to beach
- Gym
- Central location
- Sealed land area
- Security door
- Energetic certification: A
- Mains water

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