



## Estreito da Calheta - Villa



3	4	474	700		<b>2 220 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Swimming Pool	(EUR €)

## Modern House For Sale

Luxurious 3-Bedroom Detached Home with Pool and Expansive Garden in Calheta.

This exceptional residence, boasting three bedrooms, is a true masterpiece situated in one of Calheta's finest areas.

With its captivating sea-facing position and abundant sunlight that graces it throughout the day, this property stands as one of the most inviting places to call home along the West Coast.

Spread across two meticulously designed stories, this home sits gracefully on a plot of nearly 700 sqm, promising the utmost in luxury and comfort. Conveniently located just 30 minutes away from the capital city, Funchal, and a mere 40-minute drive from Madeira's international airport, it offers both tranquility and accessibility.

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The architectural design of this residence is a testament to its commitment to maximizing the breathtaking panoramic views of the Atlantic Ocean and harnessing the abundant natural sunlight. The result is a seamless integration with the picturesque surrounding landscape.

Upon entering, you're greeted by an inviting entrance hall. The 'White' kitchen, adorned with Silestone countertops and walls, is a culinary delight, equipped with a central island and an open-concept layout. The expansive dining and living area, measuring nearly 90 sqm, features sweeping views and direct access to the garden and pool. A well-appointed social bathroom adds to the convenience.

Ascending to the first floor, you'll discover the bedroom sanctuary comprising three suites, each endowed with a 10 sqm balcony adorned with glass protection. The Master Suite is a true haven, spanning 30 sqm and boasting a spacious walk-in closet.

This house is not just aesthetically pleasing but also technologically advanced, featuring photovoltaic panels, a cutting-edge heat pump, double-glazed thermal-cut windows, state-of-the-art thermal and acoustic insulation, air conditioning, underfloor heating in all bathrooms, a robust intrusion system, an integrated CCTV system, an automatic irrigation system, and more.

Additional amenities include a covered 50 sqm garage with an automatic sectional door, an enticing pool adorned with sleek Ezarri glass tiles, a sun-soaked terrace, and an outdoor barbecue area.

It's worth noting that this remarkable home is currently under construction and available for viewing at your convenience. We invite you to explore this exceptional property and envision the luxurious lifestyle it offers. Your dream home awaits.

Estreito da Calheta, nestled in the heart of Calheta, Madeira, is a picturesque and charming village renowned for its breathtaking natural beauty and tranquil ambiance. Surrounded by lush green hills and the azure waters of the Atlantic Ocean, Estreito da Calheta offers an idyllic setting for residents and visitors alike. This quaint village is celebrated for its traditional Madeiran culture and architecture, with cobblestone streets, quaint cottages, and vibrant gardens adorning its landscape. Its proximity to the coastline makes it a favored destination for those seeking a coastal paradise, with opportunities for leisurely walks along the scenic promenade and the chance to savor the freshest seafood at local restaurants. Estreito da Calheta encapsulates the essence of Madeira's charm, making it a captivating destination for those in search of a peaceful retreat amid nature's splendor.

## Property Features

- Pool
- Garden
- Energetic certification: A
- Proximity: Beach, Restaurants
- Floors: 2

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