



## Arco da Calheta - Villa



**3**  
Bedrooms
 **4**  
Bathrooms
 **217**  
Area (m<sup>2</sup>)
 **892**  
Land Area (m<sup>2</sup>)
 **Swimming Pool**

**2 100 000 €**  
(EUR €)

### Luxury Villa For Sale!

Step into luxury with this magnificent 3-bedroom modern villa, nestled in the serene beauty of Arco da Calheta, now available for sale.

This remarkable single-story residence, sprawled across a generous plot of 892m<sup>2</sup>, boasts meticulous design and an open-space layout that effortlessly blends the dining and living areas with the gourmet kitchen, adorned with top-of-the-line materials. A spacious laundry room adds to the convenience.

Each of the three spacious bedrooms is a sanctuary unto itself, featuring private bathrooms, with two boasting walk-in closets. Wake up to the gentle southern sun or the mesmerizing sunrise to the east, as all bedrooms offer breathtaking views of the infinity pool and the azure ocean beyond.

T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)

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)



A covered garage awaits, with room for up to 4 vehicles, alongside an additional uncovered space for 2 more. Adjacent, a storage area provides the perfect spot for seasonal items or various equipment.

Outside, a paradise awaits with a stunning infinity pool, barbecue area, and a lush garden, setting the scene for unforgettable al fresco dining and entertaining moments.

Further enhancing this abode's allure are its modern comforts, including air conditioning, double-glazed windows, solar panels, video intercom, and a sound system both indoors and out, ensuring every moment is filled with bliss and security.

Nestled in a tranquil locale with permanent sea views and close proximity to all amenities, this villa offers the epitome of luxurious living. With an altitude below 200m, enjoy a climate of comfort year-round.

Don't miss your chance to experience the epitome of coastal luxury – schedule your viewing today!

## Property Features

- Dishwashing machine
- Air conditioning
- Walk-in wardrobe
- Proximity: Airport, Beach, Restaurants, Public Transport
- Floors: 1
- Drive way
- Views: Sea views, Mountain views, Garden view, Pool view
- Quiet Location
- Domotics
- Energetic certification: A
- Refrigerator
- Equipped kitchen
- Pool
- Built year: 2024
- Laundry
- Storage / utility room
- Double glazing
- Sealed land area
- Wifi Network
- Solar orientation: South

**T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)**

**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)