



334

Reference

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São Roque - Villa



3

Bedrooms



4

Bathrooms



313

Area (m²)

400

Land Area (m²)

Garage



Swimming Pool

580 000 €

(EUR €)

Magnificent three bedroom home with bay views

Three-Bedroom Residence with Mesmerizing Bay Views

Please note: In respect of privacy, not all property photos are displayed on this platform. Further visuals and detailed information about the property can be provided upon request.

Viewings are strictly by appointment only.

Perched on an elevated floor, this splendid three-bedroom residence offers panoramic vistas of the enchanting Funchal bay. It is the perfect sanctuary for those seeking to reside in the heart of the city yet away from its hustle and bustle.

Key Features:

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Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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Breathtaking Bay Views: Immerse yourself in the picturesque beauty of Funchal's bay, right from the comfort of your home.

Abundant Natural Light: Every room is bathed in ample natural light, creating a warm and inviting atmosphere.

Cozy Fireplace: The living room features a charming fireplace, adding to the overall cozy ambiance.

Convenient Laundry and Pantry: A dedicated laundry and pantry room enhances your daily living convenience.

Double Garage: Accommodate your vehicles with ease in the spacious two-car garage.

Meticulously Maintained Gardens: The property boasts beautifully landscaped gardens with ample space for a potential swimming pool, creating an oasis of tranquility.

Outdoor Barbecue Area: Entertain family and friends in style with a dedicated barbecue area.

Superb Finishings: The residence showcases impeccable craftsmanship and high-quality finishes.

Year of Construction: Built in 1999, the property is in excellent condition, a testament to its enduring quality.

This remarkable three-bedroom home harmoniously blends city living with serene escapism. Contact us today to schedule an appointment and discover the full splendor of this exquisite property.

São Roque is a picturesque neighborhood located in the vibrant city of Funchal, which is the capital of Madeira, an autonomous region of Portugal. This charming district is nestled on the southern coast of Madeira, offering residents and visitors a delightful blend of natural beauty, historic charm, and modern amenities.

Reasons For Buying and Investing in Portugal Property

Quickly becoming the preferred choice of holiday destination Madeira is now becoming an excellent choice for those wishing to retire.

1) Excellent Tax advantages. As well as the Non-habitual tax regime, there is no inheritance and gift tax and no wealth tax in Portugal.

2) The Golden Visa - It seems experts and clients alike share a common belief that Portugal's Golden Visa Scheme is outstanding in terms of the conditions required, the qualifying period in the new country and the the quality of life provided.

3) Strict planning permissions that secure the natural beauty and limit the supply of new properties –

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keeping demand high.

4) The country is politically stable, it has no terrorism

5) Rental yield on average still remains one of the highest in Europe with properties being rented for many weeks of the year.

6) Cultural Richness. One of the oldest and richest cultures in Europe and the legacy of its former wealth and power can be seen in its historical sites. Among the sites inscribed in the World Heritage List of UNESCO, 13 are located in Portugal.

7) The Portuguese are warm, friendly and welcoming whether you are on holiday or a new neighbour.

8) One of the lowest crime rates in Europe and the capital was recently voted the safest Europe.

9) The cost of daily living is incredibly low.

10) Based on the prices in the UK, Paris, Spain and France, prices of property in Portugal are still very affordable

FUNCHAL is known as EUROPE'S most picturesque and cleanest capital. It is a modern, cosmopolitan, rejuvenated city, well known for its WARM CLIMATE, top class restaurants, stunning new 4 & 5 star and warm all year round climate and of course its most famous export, world class footballer CRISTIANO RONALDO.

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

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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.

Property Features

- Pool
- Garden
- Views: Countryside views
- Balcony
- Proximity: Shopping, City, Public Transport, Schools
- Garage
- Energetic certification: C

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