

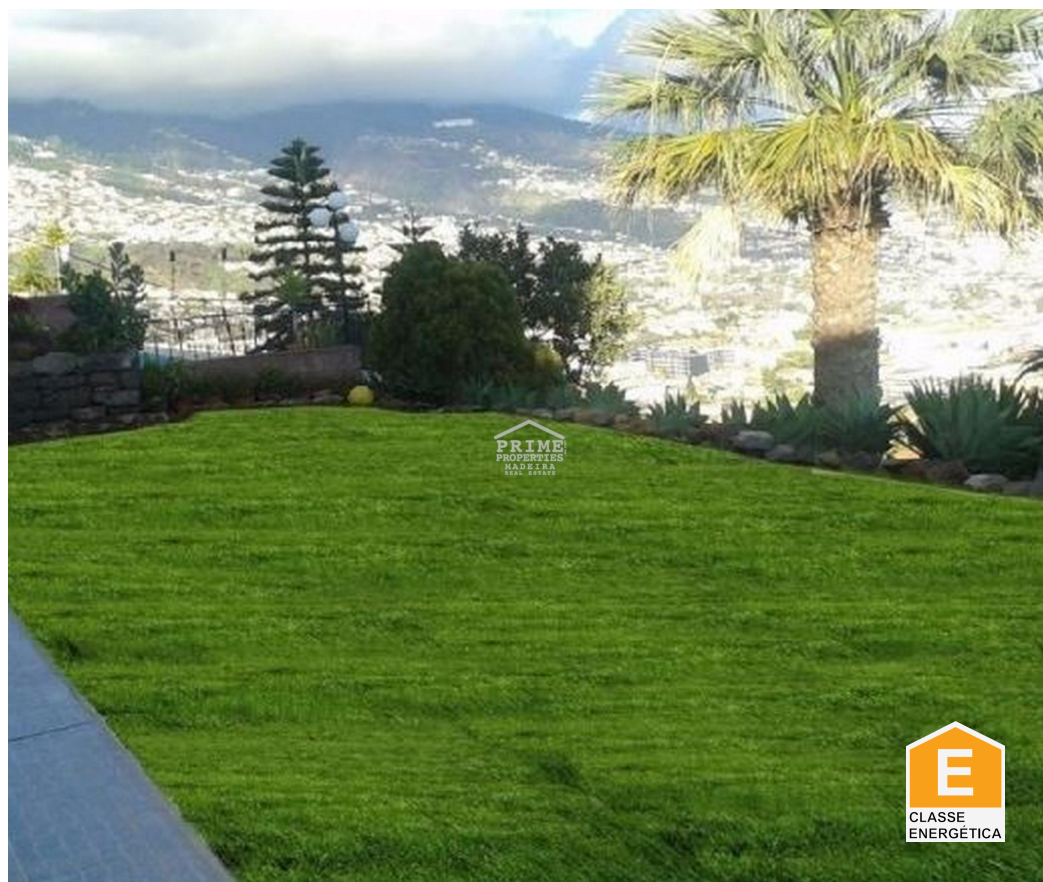


221

Reference

Scan the QR code to view the property

## Santo António - Villa



 3	 4	 290	 961			<b>790 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## Magnificent Three Bedroom Detached Villa With 180° Ocean Views In A Multi Million Euro District - Now Only 790 000€

Magnificent three bedroom detached villa with 180° ocean views in a multi million euro district - NOW ONLY 790 000€ House - Santo Antonio Funchal This three bedroom detached home has all you need in terms of views, space, and privacy. A long beautiful Portuguese paved driveway leading up to the garage and main entrance. A grande entrance with excellent natural sunlight streaming through the windows. The lounge area with a fireplace and 'tea room' area overlooking the green luscious garden. The first floor ( 265 m2) consists of a bathroom, kitchen and eating area, laundry section, dining room. The second floor (127 m2) has three bedrooms, one master suite and a bathroom and two magnificent balconies with 180° ocean views. The ground floor (138 m2) consists of a garage (2 cars) and workshop , huge games room, wine cellar , barbeque area and with access to the garden. In every room one can enjoy magnificent views. The finest in finishings. Located in a

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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)



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quiet residential area. Total area 996m<sup>2</sup> surface area 195m<sup>2</sup> Construction area 530m<sup>2</sup> Garden and outdoor area 774m<sup>2</sup> The Garden area has plenty of room for a swimming pool. Energy Efficiency C  
Property Features \* 3 bed \* 4 bath \* Built 1998 \* Land is 1000 sqm \* Floor Area is 195 m<sup>2</sup> \* House \* Remote Garage \* Secure Parking \* Dishwasher \* Built In Robes \* Workshop \* Floor Boards \* Intercom \* Balcony \* Courtyard \* Outdoor Entertaining \* Open Fire Place \* barbeque \* Close to Funchal centre \* close to hospital \* Close to public services \* excellent solar exposure \* finest finishings \* Garden \* good investment \* residential area \* Sea View

### BY APPOINTMENT ONLY

The municipality of Santa Cruz is the second oldest city of Madeira and is located by the ocean in the southeastern part of the island.

Recently, along the beach, a modern beach complex was constructed which is ideal for a joyful yet unforgettable evening with the family. You can easily find restaurants overlooking the sea and on good days you may get a glimpse of the Desert Islands

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, reigistration 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 effected 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 Resident's 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

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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

- Pool
- Garden
- Wine cellar
- Games room
- Balcony
- Proximity: Shopping, Hospital, Schools
- Garage
- Views: Sea views, City view, Garden view
- Energetic certification: E

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