



Funchal (Santa Maria Maior) - Villa



5	4	400	500			500 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

House In Santa Maria Maior With Spectacular Views!

House in Santa Maria Maior with spectacular views! Magnificent five bedroom house with spectacular views to the funchal Bay.

In a quiet residential neighborhood close to the botanical gardens. Two fully equipped kitchens and lounges and bathrooms. Can be used by guests or extended families. All rooms are adequately sized and with natural light. Another room with a private bathroom currently being used as an office. ample space for a swimming pool. a garden with fruit trees. entertainment room. Panoramic views.

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.

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Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

¹ (Call to national fixed network) | ² (Call to national mobile network)



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 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.

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Property Features

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

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