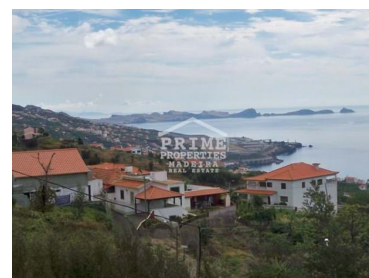




## Gaula - Villa



**3**  
Bedrooms
 **2**  
Bathrooms
 **600**  
Area (m<sup>2</sup>)
 **600**  
Land Area (m<sup>2</sup>)
 **Garage**

**330 000 €**  
(EUR €)

## Magnificent House With Excelent Views.

Magnificent house with excellent views.

Nice big garage. Nice size rooms. One of the bedrooms has been made into an office. A nice open entrance. The lounge and dining room is big and has excellent sun exposure as well as a beautiful view to the ocean A beautiful garden with a pond and fruit trees such as kiwi, granadilla, bananas etc. Big, light and airy kitchen.

### 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

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



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 – 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.

#### 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.

## Property Features

- Proximity: Airport, Shopping
- Garden
- Garage
- Energetic certification: A+
- Balcony

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