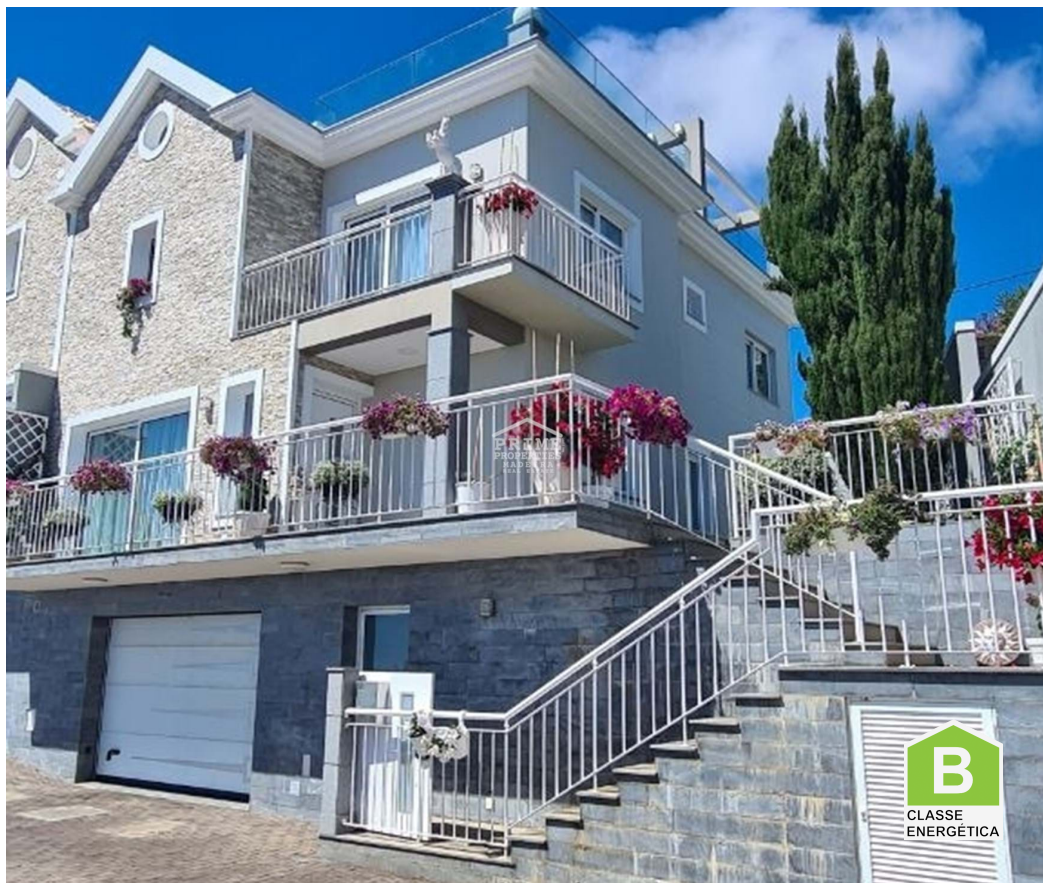




Canhas - Villa



 3	 3	 350	 650		450 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	(EUR €)

Beautiful NEW semi detached house for Sale in Ponta do Sol

Located in Ponta Do Sol, considered one of the warmest areas on the island this semi detached house is a beauty.

With large windows, white ceramic tiles and a beautiful white kitchen, summer is here to stay every day of the year. In a very quiet suburban area. All essential

Services are available close by: petrol station, supermarket, pharmacy, medical centre, schools, shopping areas, to 5 min. from the beach, marina, bars, City Hall, library, schools, 20 minutes from Funchal. In an area of high residential and comercial expansion, no doubt an excellent investment. All the rooms have nice sizes and the balconies too. Very easy maintenance Barbecue area on the top floor with panoramic views. Quite easily the top floor which has its own bathroom and bedroom can be converted into a pad for rental.

The houses have privacy, guaranteed safety and comfort, the design is beautiful with great

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AMI 11097

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



attention to space and comfort, leading to the optimization of both by implementing updated technology of construction and insulation, all resulting in comfortable indoor temperatures throughout the year.

The designs of the buildings and their landscaped gardens are prepared by professional civil engineers and interior designers with emphasis given to maximum comfort and functionality, all combining in a unique architectural design.

Don't hesitate to invest in our beautiful dwelling complex once you've seen it.

Main features:

Basement (garage):

- Large garage for at least 4 cars
- Electronic gate with remote control to access the garage
- Bathroom
- Floor coverings of porcelain tiles
- Central vacuum system with a pump in the garage

First floor (living room, dining room and kitchen):

- Dining room and a large integrated area.
- Integrated open kitchen with breakfast, equipped with quality appliances.
- Guest bathroom
- gloss lacquered wood white.
- Video intercom, intercom with two, one on the ground floor and first floor.
- Laundry room.
- Balcony openings glazed aluminum heat-white high strength.
- Central vacuum system connection point in the living room and kitchen area greedy system.

Second floor (2 bedrooms and Suite):

- Private suite with dressing area with double closet with large private bath luxurious design. Sliding private balcony with excellent sea view.
- Two bedrooms with wooden wardrobes in white lacquered aluminum and glass doors with Shared bathroom
- Central suction point in the hallway

Third floor (Terrace and Game Room):

- Terrace with spectacular views
- Shared bathroom with high quality sanitary fittings
- Barbecue
- jacuzzi SPA

Others:

- Insulating coating on the outside.
- Heating system solar hot water heating.
- Alarm system.
- Energy certification.
- Pre-installation of network system air conditioning / heat pump
- Telecommunications infrastructure facilities (telephone, television and Internet).

House A

Construction Area - 281,82m2

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First Floor - 78,17m2
Second Floor - 76,48m2
Garage - 101,34m2
Terrace - 25,83 m2

House B
Construction Area - 265,95 m2
First Floor - 79,52 m2
Second Floor - 77,83m2
Garage - 25,83m2
Terrace - 82,77 m2

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 of Madeira Island :

- Sub-tropical climate - warm & pleasant year round
- Natural beauty - dramatic scenery, lush & colourful, known as the "Garden 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 (Note: one of the lowest incidences of crime in Europe)

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.

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Property Features

- Proximity: Shopping, City, Public Transport, Schools
- Garage
- Barbecue
- Balcony
- Jacuzzi
- Views: Sea views, Countryside views
- Energetic certification: B

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