Ref 308

Reference

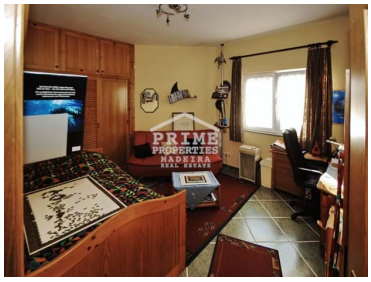
Scan the QR code to view the property

São Gonçalo - Villa









3	1200	1200		
Bedrooms	Area (m²)	Land Area (m²)	Garage	Swimming Pool

950 000 €

(EUR €)

Beautiful home with magnificent bay views.

Beautiful property with large house and two massive garden houses, Typical Madeiran, Santana style on the southern Bay of Funchal, in the south of Madeira. The 1,200 sqm property is located 270 m above the Atlantic with unobstructable views of the Atlantic Ocean and the Bay of Funchal. All windows facing south to the Atlantic and the bay with port. On the first floor of the main house you will find 3 bedrooms And 2 bathrooms. On the ground floor there is a storage room, kitchen, dining room, living room and fireplace with access to the spacious terrace, guest WC and entrance area. The bedrooms are equipped with built-in wardrobes or a walk-in closet. All floors with underfloor heating and ceramic tiles. Built-in kitchen with all appliances. Next to the swimming pool is a fitness room, a sauna room with shower and the energy room for the solar system, the pool and underfloor heating.

Each room and the garden houses are equipped with telephone and satellite TV.

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Estrada Monumental Nº 454 9000 098 Funchal

AMI 11097

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The house has an open garage with ample space for 2 cars and 1 motorcycle.

The whole area is accessible only to residents and their guests. And is a road with no exit.

Electric gates, video surveillance, and alarm system.

The two Santana houses, ideal for guests or short term rental clients has either one or two bedrooms, the larger a separate kitchen, the other a single kitchen in the living area.

Mature gardens, swimming pool and barbeque.

Set in a quiet residential area minutes away from facilities, ideal for those seeking a tranquil secluded villa, and perfect for golfers as it is just below the Palheiro golf course.

Funchal is one of the most beautiful and cleanest cities in Portugal, now more than ever famous due to Christiano Ronaldo, the well known football player.

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 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

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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: Sea views, Countryside views
- Energetic certification: E
- Proximity: Shopping, City, Hospital, Public Transport, Schools
- Garage
- Barbecue

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