



Arco da Calheta - Villa



4
Bedrooms

3
Bathrooms

217
Area (m²)

795
Land Area (m²)

**Swimming Pool
Garage**

450 000 €
(EUR €)

Four bedroom house for sale in Arco da Calheta

This is a 4 bedroom luxury villa located in Arco da Calheta.

The house consists of two floors and is facing south. Two of the bedrooms are en suite. with dressing room, 3 bathrooms, lounge area with fireplace, Office, fully equipped kitchen, 1 WC, laundry room and storage room.

Nice barbeque and swimming pool (heated) area and an easy to maintain garden with fruit trees.

Parking.

Decorated with the best of furniture.

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Magnificent views.

Close to public services like supermarkets, restaurants, cafes, pharmacies, banks, hairdressers, and 5 minutes from the sandy beach of Calheta and the Paragliding School.

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 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

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