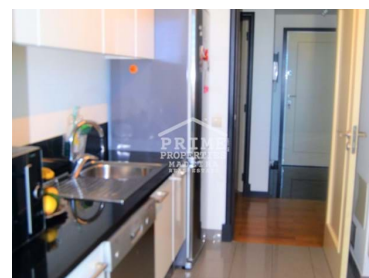




São Martinho - Apartment



2 Bedrooms
 2 Bathrooms
 120 Area (m²)
 Garage
 Swimming Pool

330 000 €
(EUR €)

Two bedroom apartment for sale

Two bedroom apartment located in the heart of the Monumental Road, next to the promenade and the bike path, and the Madeira Forum Shopping Center.

Well furnished and fully equipped, with good interior areas and top quality finishes, with double glazing windows, video intercom and built in wardrobes. consisting of:

- entrance hall, living room and dining room, pantry, kitchen (laundry attached), suite (bathroom with shower), 2 bedrooms and bathroom with tub.

Balcony facing Cabo Girão with partial sea view.

Given the prime location the apartments have easy access to public transport, pharmacies, local

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AMI 11097

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



shops and beaches while regular local bus services provide easy access to the centre of Funchal.

Other Services close by

- Gymnasiums
- Restaurantes
- Easy walkways /promenades
- Taxis, buses
- Boutiques
- Banks

This would be an ideal holiday home as well as perfect property investment . These types of properties are highly in demand for city's growing number of professionals and holidaymakers. Their proximity to city centre and also neighbouring touristic regions make them ideally located for year round living with of activities and pastimes year round.

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, 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

- Pool
- Garden
- Views: Sea views, Countryside views
- Energetic certification: B-
- Proximity: City, Shopping, Hospital, Public Transport, Schools
- Garage
- Gym
- Balcony

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