



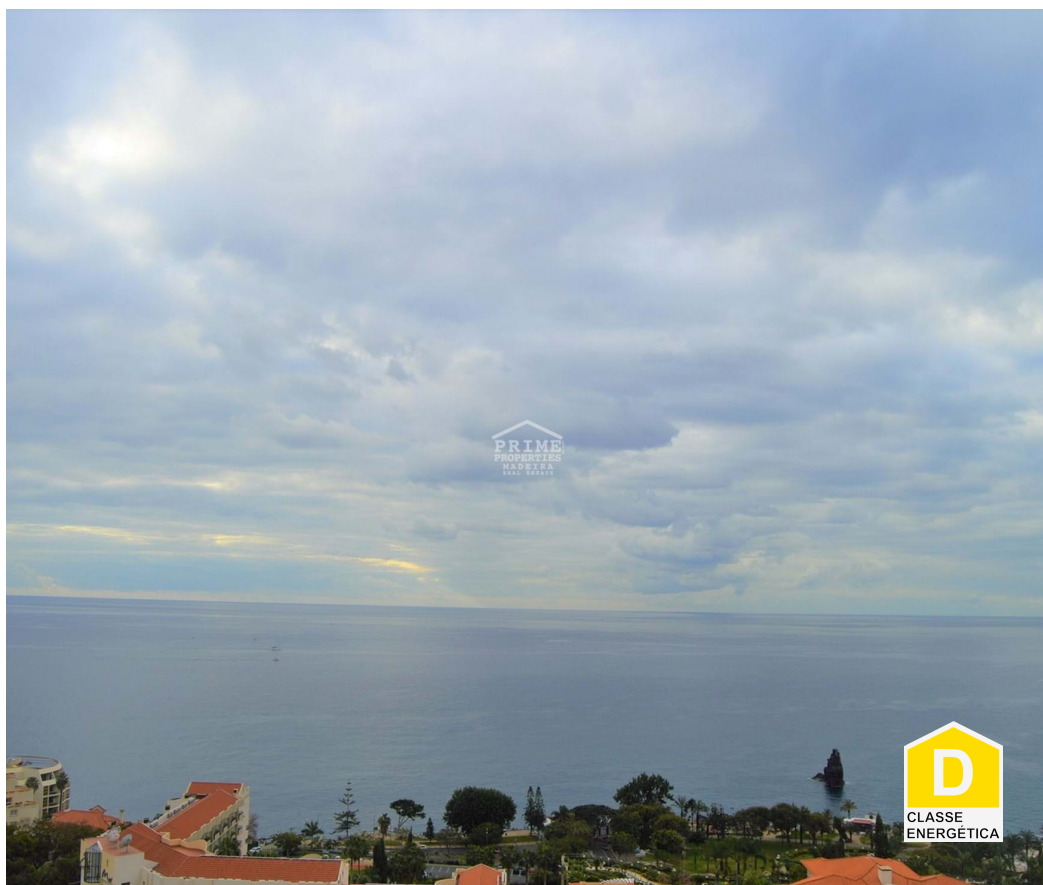
Ref APA\_981

Reference

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## São Martinho - Apartment



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

**550 000 €**  
(EUR €)

### Excellent Penthouse apartment with four bedrooms located in a noble and very sunny area

Located in Lido and just 10 minutes walk from the city center of Funchal this four bedroom penthouse duplex (double storey ) apartment has amazing unobstructed sea views.

On the first floor is the living and dining room with balcony, fully renovated kitchen with brand new electrical equipment and laundry area, master suite with balcony, two bedrooms, full bathroom to support the two bedrooms, a social bathroom. The master bedroom has uncommon large areas. The lounge faces south and on a good day you may even catch the dolphins swimming along the shore. This penthouse also has a fully habitable attic, where you find another bedroom, full bathroom and living room with access to another balcony where you can enjoy the view and sunbathing in privacy. In excellent condition, the apartment has been painted and the floors polish to its original state.

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Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

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



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This condominium also has beautiful well kept gardens and playground. It includes two parking spaces and a storage room.

Close to all public services and amenities.

Since the opening of a new coastal promenade, the Lido area in Funchal, already well known for the many tourist facilities it offers, developed even more into an extensive leisure zone much appreciated by locals as well as tourists. Lined with palm trees and bordered by splendid botanical gardens, this promenade links the Lido area with the pebbled Praia Formosa beach at the western end of Funchal, offering breathtaking views over the sea and towards Cabo Girão .

All along this promenade there are several opportunities to enjoy swimming and bathing. There are three public swimming pools – the Lido swimming pool complex with the largest seawater pool, the Clube Naval and the recently opened Ponta Gorda swimming pool complex – all of which offer extensive leisure facilities with seawater and separate children's pools, sea access, sports activities, restaurants, snack bars, etc...all you need for spending a relaxing day at the sea front!

Along the Lido promenade you will also find some nice restaurants of different categories.

#### 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

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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.

## Property Features

- Proximity: City, Public Transport, Schools
- Floors: 2
- Lift
- Garage
- Views: Sea views, Countryside views
- Energetic certification: D

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