

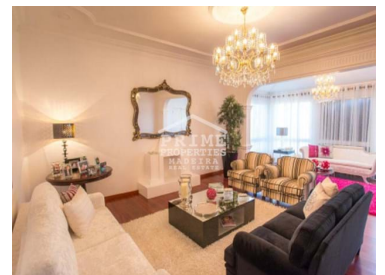
Ref CAS_1086

Reference

Scan the QR code to view the property



Funchal (Santa Maria Maior) - Villa



 **5**
Bedrooms

 **3**
Bathrooms

 **400**
Area (m²)

 **3000**
Land Area (m²)


Garage



1 750 000 €
(EUR €)

Beautiful Traditional Madeiran Quinta For Sale

This gorgeous quinta is excellently located in one of the best known and prestigious areas of Funchal, with a superb view over the city and the ocean, just a stone's throw from the centre and in quiet area.

The property with about 3.000 m² in its totality, has two houses both with two floors: the main house and the guest house.

The circulation is made by a wide paved road to the Madeiran sidewalk, with beautiful lawn, a well maintained garden shaded by many indigenous plants and secular trees of medium and large size.

The guest house has a common room, two bedrooms, a bathroom and a kitchen, all on the upper level.

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Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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



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At the bottom we find the Quinta's general laundry room and a pleasant barbecue room with bar and with an old stone oven to cook the tasty home made bread.

Outside, a covered porch for light meals and a terrace in the courtyard.

The main house has on the upper floor a large living room particularly well decorated in very modern style, a dining room, all materials of excellent quality with particular emphasis on the original floors in treated wood and the pillars and beams in wood, worked and lacquered in white of the main room to match with all the renovation in terms of ceilings worked of old appliques in plaster with indirect lights, another room of daily use equipped with TV, internet, sound system, etc., an extraordinary kitchen, completely equipped and modern, two bathrooms being a private suite and three fabulous bedrooms, spacious, with plenty of light, a mixture of furniture very modern contrasting in harmony with the antiquity of the property.

On the lower floor, we have two floors, one for ironing and the other for connection with a bathroom, a party room, with a disco, a bar, and the garage covered. It has 2 more bedrooms, a living room and a common bathroom, in addition to some storage compartments.

This house also has a pleasant attic, where there is an equipped games room and living room, giving access to a beautiful terrace with a breathtaking view over the sea, the surroundings and the whole city.

Outside, a swimming pool, with many green areas, exotic gardens, a playground, a second garage on the porch, a fabulous area of cultivated land, with fruit trees and vines, a cellar, a toilet to support the garden, two water wells, one being exclusive for irrigation (2 hours and a half every fifteen days) and some more rooms for various storage.

The property has been constantly target of works of recovery and improvements at all levels, always keeping the original moth but giving it greater and better comfort in each restoration. It is therefore in an excellent state of conservation and immediate habitability.

The upper floor of the main house (mother house) is fully equipped and furnished and everything is on sale with price to discuss.

An extraordinary Quinta not only for your home but also for your tourist investment in the market of Housing Tourism.

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!

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- 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

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.

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Property Features

- Proximity: City, Public Transport
- Garage
- Laundry
- Basement
- Guest cottage
- Electric gates
- Automatic irrigation
- Bread oven
- Quiet Location
- Barbecue
- Wifi Network
- Energetic certification: D
- Mains water
- Terrace
- Floors: 2
- Kitchenette
- Views: Sea views, Countryside views
- Double glazing
- Games room
- Pantry
- Bar
- Irrigation System
- Sealed land area
- Uninterrupted views
- Solar orientation: South
- Balcony

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