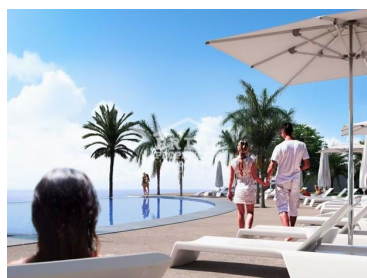




São Martinho - Apartment



4

Bedrooms



4

Bathrooms



290

Area (m²)



Garage

1 400 000 €

(EUR €)

Madeira Palace Residences -

Madeira Palace Residences is a luxury condominium, composed of 112 apartments with the typologies T1, T2, T3, T3 Duplex, T4 and T4 Penthouse, all with large balconies, in the first line sea view. Located just a few minutes from the city center, the highway, shopping center, movie theaters and the Praia Formosa beach in Estrada Monumental, one of the most prestigious areas in Madeira.

The interiors of the residences, epitomize elegance and sophistication.

The development combines a set of unique factors, such as location, modern sophisticated architecture, and a panoramic view of the Atlantic Ocean.

The building develops around an exotic interior garden providing a peaceful, exotic and serene environment.

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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)



Apartments Tailored to Your Highest Standards.

Contact us for more information today!

Property Price List and Apartment Areas and Building Location below!

Terms and Conditions

- 10% deposit on signing of the Promissory Contract~
- 90% on signing of final contract.

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

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,

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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

- Garage
- Private condominium
- Views: Sea views
- Video entry system
- Double glazing
- Walking distance to beach
- Wifi Network
- Uninterrupted views
- Solar orientation: South
- Built year: 2021
- Drive way
- Frontline property
- Lift
- Main drainage
- Quiet Location
- Security door
- Energetic certification: A
- Balcony

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