1229 - T2

Reference

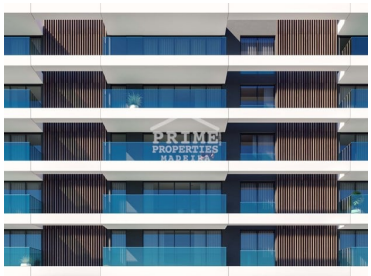
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São Martinho - Apartment









2
Bedrooms

2
Bathrooms

135
Area (m²)

Garage

N/A
(EUR €)

Exclusive Luxury Dubai Apartments Now in Madeira!

Exclusive Luxury Dubai Apartments Now in Madeira!

Located in one of the most prestigious areas in Funchal, on the Estrada Promenade, close to the Funchal Shopping Centre, gyms, restaurants, boutique coffee shops

Excavation started in April 2021 and the first block (Varino 05) is set to be completed by December 2023 and was developed by the accomplished partnership of Grupo AFA and Socicorreia - an investment of almost 250 000 000€ making it one of most exclusive and sought-after residential developments.

Ranging in size the Apartment Dubai Complex is composed of one, two, and three bedrooms plus a luxurious penthouse.

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What will make these apartments so unique is not only the architecture, the attention to detail and the quality of execution but the lush green gardens surrounding the apartments.
Energy certification class A in all fractions.

Conditions of payment10% on the signing of the preliminary contract as a deposit (deductible from final payment)
10% when construction begins (deductible from final payment)80% final contract.
For more information on the available apartments and their location in the building, please click on "Floorplans"
FINISHINGSCEILINGS
Living room, bedrooms and hall:
- in plasterboard (pladur) with water paint finish
High quality water based paint with matt finish of the Vinylmatt type from Cin or similar.
Bathrooms and Kitchens:
- in water-repellent plasterboard with a water-based paint finish of the Vinylmatt type from Cin or similar.
high quality water paint finish with a matt finish of the Vinylsilk type by Cin or similar.

WALLS
Sanitary installations:
- Tinned and painted with high quality water-based paint with a matt finish of the Vinylsilk type by Cin or similar.
Vinylsilk by Cin or equivalent and glass tessellation coating or similar in the shower area.
Kitchens:
- Tinned and painted with high quality water based paint with a matt finish of Vinylsilk by Cin or equivalent and glass tessellation or similar in the shower area.
Vinylsilk by Cin or equivalent, cladding in Black Granite Angola or similar between units.
Bedrooms, Living Rooms and Halls:
- Tinned with high quality water based paint finish with matt finish of Vinylmatt by
matte finish of the Vinylmatt type by Cin or similar.

FLOOR
Sanitary installations:
- coating in Black Granite Angola or similar.
Kitchens:
- coating in Granite Negro Angola or similar.
Bedrooms, Living Rooms and Halls:
- flooring in Oak Multilayer or similar.

KITCHEN
- Thermolacquered furniture or similar.
- Siemens appliances or similar (hob, oven, extractor fan, dishwasher
combined and microwave), sink with skimming tray, cutlery holder and waste bin.

SANITARY INSTALLATIONS

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- VARINO type suspended ceramics or similar.
- Suspended unit in lacquered mdf dark grey.
- VARINO customised model taps.
- Polished stainless steel plinth.

CARPENTRY
- Skirting boards and internal doors in wood, lacquered white or similar.
- built-in wardrobes in all bedrooms, lacquered white, interior finish in top-case (cancun).
interior finish in top-case (cancun or similar) and led lighting with sensor or similar.

FACADES
- External cladding with "Cappotto System" thermal insulation
and white glass tessellation type Porcelanosa or similar.

- Terraces with pavement covered with Yellow Granite or similar. Balconies with pavement covered with White sandstone with pigment or similar.
- Main entrance door to the building with code and automatic gate to access the garages.
- Colour video intercom.
- High security armoured entrance doors to the flats, Dierre brand or similar.
- Arkial type aluminium frames with thermal and acoustic characteristics, with thermal cut and double glazing.
- materials and solutions with excellent thermal and acoustic insulation.
- interior electric blinds, in thermo-lacquered aluminium with high density polyurethane insulation in insulation in bedrooms.
- Pre-installation of air conditioning in living rooms and bedrooms.
- Pre-installation for central vacuuming.
- Pre-installation of sound system.

NOTE: The areas indicated on the plan correspond to the usable areas of each space and are merely indicative and approximate to the final result. The images of the development presented here are merely visual anticipations of the final product. During the course of construction the development may, for technical or commercial reasons, undergo alterations or variations. The furniture and decorative items shown are merely indicative and are not included in the final product to be marketed.

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, 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.

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Property Features

- Dishwashing machine
- Air conditioning pre installation
- Proximity: Pharmacy, Public Transport, Public Swimming Pools, Playground, Shopping, Beach, Restaurants, City
- Garage
- Floors: 8
- Views: Sea views, Mountain views, Garden view
- Double glazing
- Main drainage
- Energetic certification: A
- Fitted wardrobes
- Home automation pre installation
- Garden
- Built year: 2023
- Kitchenette
- Lift
- Electric garage gate
- Uninterrupted views

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