

1241

Reference

Scan the QR code to view the property



São Martinho - Apartment



2

Bedrooms



2

Bathrooms



108

Area (m²)

Garage

325 000 €

(EUR €)

Two bedroom apartment for Sale on Funchal

Located in the outskirts of Funchal this extraordinary apartment will surprise with its size and comfort. Location! Location! Location!

Located in the outskirts of Funchal this extraordinary apartment will surprise with its size and comfort.

As you walk into the apartment you will be amazed at the natural light streaming from wall to wall windows and the the size of the open plan lounge and dining room area which leads out to the balcony with partial ocean views.

The fully equipped kitchen, a very nice and practical square shape is also quite large and includes a laundry and pantry area with plenty cupboard space. Teka appliances (A++ Energy rating) : dishwasher, refrigerator, convection/electric oven, microwave, and induction stove top, lighted vent hood with double filter.

The masterbedroom has ample closet space with its own private bathroom.

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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

1241

Reference

Scan the QR code to view the property



The second bedroom, now being used as an office has excellent closet space.

Includes dual air condition and heating and solar panels. Built-in vacuum (Beam systems) with kitchen floor intake disposable. Building with elevator.

The apartment has been lovingly decorated and is sold with furniture included.

One parking space.

INVESTOR FRIENDLY and PET FRIENDLY!

Schedule your viewing today.

For those considering an investment or 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

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

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal

AMI 11097

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

1241

Reference

Scan the QR code to view the property



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

- Terrace
- Built year: 2014
- Private condominium
- Drive way
- Solar system
- Lift
- Electric garage gate
- Main drainage
- Sealed land area
- Security door
- Solar orientation: South, East
- Garage
- Floors: 7
- Laundry
- Kitchenette
- Views: Sea views
- Double glazing
- Automatic irrigation
- Walking distance to beach
- Wifi Network
- Energetic certification: B

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

**Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097**

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