



Arco da Calheta - Villa



 4
Bedrooms

 4
Bathrooms

 233
Area (m²)

 468
Land Area (m²)

770 000 €
(EUR €)

Fabulous House For Sale in Arco da Calheta!

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Because how you live is as important as where you live...

Located in a quiet area of Arco da Calheta this villa offers fabulous views of the Atlantic Ocean and mountains.

The Villa is developed in two floors.

Ground Floor:

- fully equipped kitchen
- laundry room

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Estrada Monumental N° 454 9000 098 Funchal
AMI 11097



- open plan living and dining room with magnificent view to the pool
- 1 bedroom with built in closet and private bathroom
- social bathroom

- garage for 2 cars
- internal access to the 1st floor

- Swimming pool with solarium space and barbecue area facing south with magnificent views.

1st floor:

- 1 suite with walk in closet, private bathroom and access to balcony
- 2 bedrooms with closet and access to the balcony
- 1 bathroom with shower

- Solar panels

Close to public services and 10 minutes from the sandy beach of Calheta and 25 minute drive to Funchal.

The villa is presently under construction and will be completed in first half of 2022.

Schedule your viewing today.

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, reigstration 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

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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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