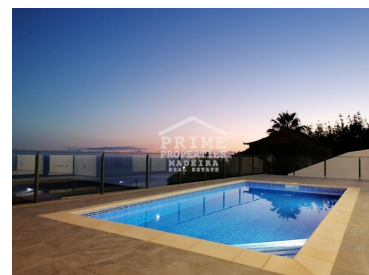
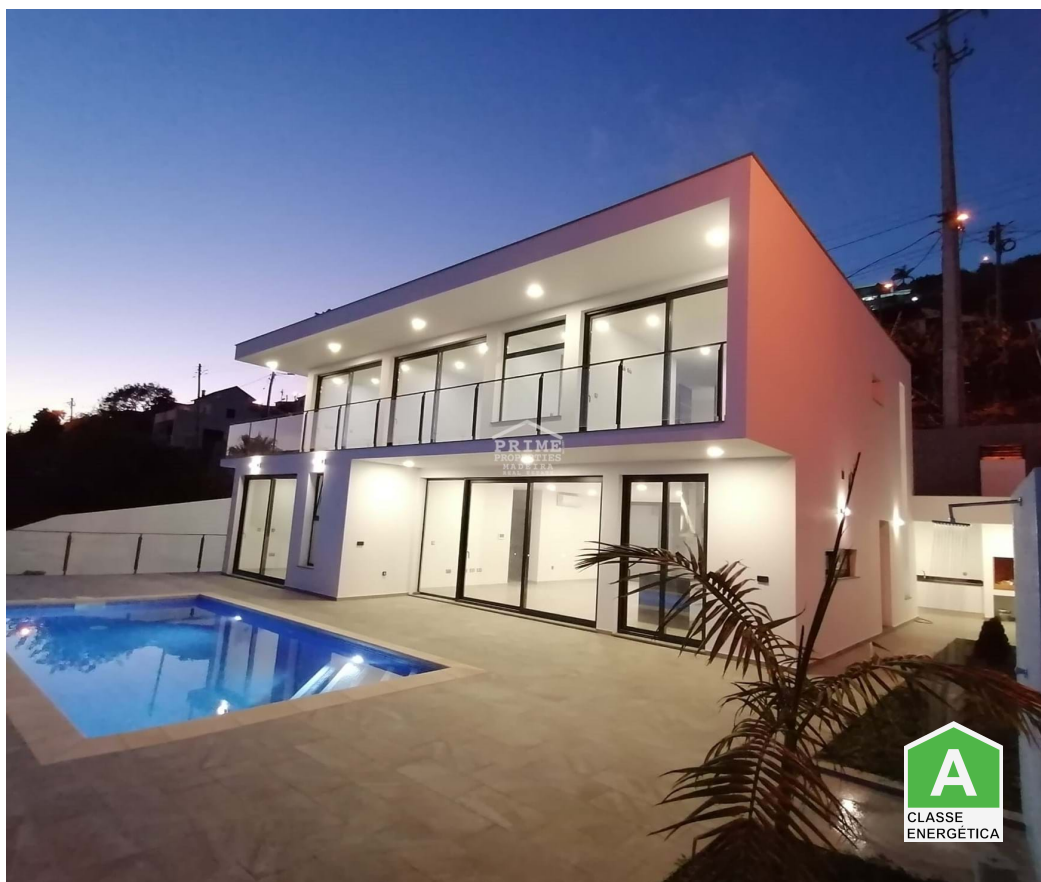




## Arco da Calheta - Villa



4

Bedrooms



4

Bathrooms



233

Area (m<sup>2</sup>)



468

Land Area (m<sup>2</sup>)

**770 000 €**

(EUR €)

## Fabulous House For Sale in Arco da Calheta!

Fabulous House For Sale in Arco da Calheta!

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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AMI 11097

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- 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, 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

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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

## 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.

## Property Features

- Energetic certification: A

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