

1286

Reference

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## Madalena do Mar - Villa



3	5	330	441			<b>N/A</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Luxury House For Sale in Ponta do Sol

Exquisite Ocean-View Luxury Residence for Sale in Ponta do Sol

We proudly present this spectacular luxury residence nestled in the charming locale of Madalena do Mar, offering breathtaking ocean views that will undoubtedly captivate the discerning homebuyer.

Situated in one of the island's most temperate regions and just a stone's throw away from the beach, this magnificent property encompasses three impeccably designed levels.

First Floor:

A two-car garage and a dedicated pool room.

An impressive entertainment haven, thoughtfully outfitted with a snooker table, television, a fully stocked bar, dart board, jukebox, and a convenient bathroom.

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Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

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### Second Floor:

An expansive, light-filled living area featuring wall-to-wall glass windows that seamlessly connect to the inviting swimming pool and barbecue terrace.

An open-plan lounge and kitchen, meticulously equipped for culinary enthusiasts.

### Third Floor:

A magnificent glass corridor gracefully links all three bedrooms, each boasting its own private bathroom.

Access to the rooftop, where you can relish panoramic views of both sunrise and sunset.

This distinguished residence offers the added advantage of proximity to the beach and seaside restaurants, making it a dream destination for those who appreciate coastal living.

### Noteworthy Features:

An energy-efficient home designed to minimize electricity consumption, ensuring that utility bills remain under 30€.

A heated, saltwater swimming pool.

Our extensive portfolio comprises a variety of properties tailored to meet diverse preferences. For further details and comprehensive information on this remarkable offering, please do not hesitate to contact us. Your dream home awaits

**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

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## 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.

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.

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## Property Features

- Washing machine
- Refrigerator
- Fitted wardrobes
- Pool
- Garden
- Garage
- Floors: 3
- Solar system
- Views: Sea views, Mountain views, Beach view, Pool view
- Double glazing
- Septic tank
- Bar
- Solar heating
- Sealed land area
- Security door
- Energetic certification: A
- Balcony
- Dishwashing machine
- Air conditioning
- Equipped kitchen
- Proximity: Airport, Mountain, Beach, Restaurants, Playground
- Terrace
- Built year: 2009
- Laundry
- Basement
- Video entry system
- Games room
- Walking distance to beach
- Quiet Location
- Barbecue
- Wifi Network
- Uninterrupted views
- Solar orientation: South
- Renovation year: 2022

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