

Prazeres - Villa



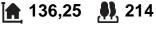








Area (m²)



Land Area (m²)



House For Sale Prazeres

Exquisite Contemporary Residence Available in Prazeres,

Nestled amidst the serene countryside of Prazeres, this remarkable modern dwelling offers an exceptional living experience.

Distinguished by its expansive wall-to-wall windows, this property is designed to embrace abundant natural light, providing an idyllic retreat for those seeking to immerse themselves in the beauty of the natural surroundings.

Constructed in 2019, the house boasts an exceptionally functional layout:

FIRST FLOOR: The first level comprises an open-concept space encompassing a lounge, dining

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



area, and a well-appointed kitchen. Additionally, this floor features a convenient social bathroom and a dedicated laundry room. The lounge gracefully extends into a spectacular glass-enclosed room, perfect for hosting intimate gatherings and memorable dinners.

SECOND FLOOR: Ascending to the second floor, you'll discover three inviting bedrooms, each offering access to its private balcony with breathtaking views. The master bedroom is complemented by its own ensuite bathroom, while the remaining bedrooms share a well-appointed common bathroom.

The property is designed with ease of maintenance in mind and is securely lockable, ensuring your peace of mind.

Furthermore, its strategic location offers the convenience of being within walking distance from a supermarket and essential public services.

This stunning modern house in Prazeres embodies both contemporary design and warm, inviting living spaces, making it an ideal place to call home. Don't miss the opportunity to make this exceptional property yours. For inquiries and viewings, please don't hesitate to reach out to us.

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

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taking up residence in Portugal

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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.

Property Features

•	Fitted	ward	Irobes

• Proximity: Mountain, Restaurants, Public Transport

· Built year: 2019

Laundry

Solar system

Views: Sea views, Mountain views

Electric gates

Quiet Location

· Sealed land area

Uninterrupted views

• Solar orientation: South

Balcony

Equipped kitchen

Furnished

• Floors: 2

Drive way

Storage / utility room

Double glazing

Septic tank

Barbecue

Wifi Network

· Energetic certification: C

· Mains water

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