

#1333

Reference

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## Calheta - Villa



 **3** Bedrooms     **3** Bathrooms     **298** Area (m<sup>2</sup>)     **441,24** Land Area (m<sup>2</sup>)     Garage     Swimming Pool    **499 000 €** (EUR €)

## Beautiful House For Sale in Calheta

Exquisite Villa Available for Sale in Calheta

Discover an exceptional opportunity in one of the most temperate regions of the island—an elegant three-bedroom villa that exemplifies luxury living.

This splendid residence is arranged over two floors, each designed with careful consideration of comfort and style.

### The First Floor

On the first floor, you will find a beautifully appointed kitchen with an adjacent laundry room. An expansive open-plan lounge and dining area, complete with a welcoming fireplace, offers both comfort and functionality. This space seamlessly extends to a balcony, providing a picturesque

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Estrada Monumental Nº 454 9000 098 Funchal  
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backdrop for relaxation. A hallway leads to the three bedrooms, one of which features an ensuite bathroom and direct access to the balcony. The remaining two bedrooms open onto an exterior veranda. Additionally, on this level, you'll discover an extraordinary entertainment area, ideal for hosting gatherings and barbecues.

#### The Lower Floor

Descending to the lower floor, you'll find a spacious garage, capable of accommodating three vehicles, as well as an office, a convenient tool room, and a well-appointed bathroom.

The meticulously maintained garden and pool area are thoughtfully designed for leisure and relaxation, offering the perfect balance of space and convenience.

This villa is strategically located, with easy access to Calheta beach, public swimming pools, supermarkets, and public transportation.

Our portfolio includes a diverse selection of properties tailored to meet a range of preferences and requirements. We invite you to contact us today for further details and comprehensive information, as we are committed to assisting you in finding your ideal home.

Living in Calheta, Madeira offers a unique and idyllic lifestyle that blends the beauty of nature with the comfort of modern amenities. Situated on the southwest coast of the island, Calheta boasts a warm and inviting climate, making it a haven for those seeking sunshine and mild temperatures year-round. Residents of Calheta enjoy easy access to stunning golden sand beaches, a rarity in Madeira, where they can bask in the sun or explore the crystal-clear waters for swimming and water sports.

In addition to its natural beauty, Calheta provides a well-rounded living experience with supermarkets, restaurants, and cafes, ensuring daily conveniences are within easy reach. The area is also home to the popular Calheta Marina, where boating enthusiasts can set sail to explore the pristine coastline. With a strong sense of community and a slower pace of life, Calheta offers an appealing blend of tranquility and modern comforts, making it a sought-after destination for both residents and visitors seeking the quintessential Madeiran lifestyle.

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.

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- 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

#### 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

- Heating
- Fitted wardrobes
- Pool
- Garden
- Built year: 2002
- Laundry
- Storage / utility room
- Electric garage gate
- Pantry
- Main drainage
- Bar
- Hydrotherapy Bath
- Sealed land area
- Uninterrupted views
- Solar orientation: South
- Balcony
- Air conditioning
- Fireplace
- Proximity: Airport, Beach, Restaurants, Public Transport, Public Swimming Pools
- Garage
- Floors: 2
- Solar system
- Views: Sea views, Mountain views, Pool view, Garden view
- Games room
- Bread oven
- Walking distance to beach
- Quiet Location
- Barbecue
- Wifi Network
- Energetic certification: B-
- Mains water

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