

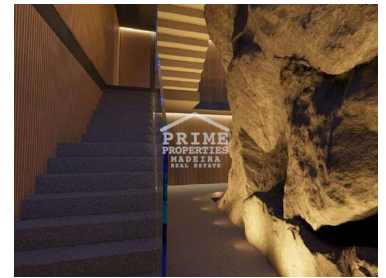
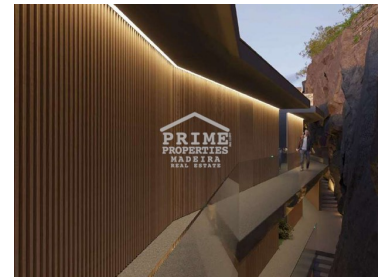
#1358 T2

Reference

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Calheta - Apartment



Bedrooms



Bathrooms



Area (m²)



Land Area (m²)



Garage

550 000 €

(EUR €)

Luxury, Serenity, and Timeless Elegance in Madeira's Calheta

Nestled against the breathtaking backdrop of the Atlantic Ocean, in the idyllic municipality of Calheta, emerges an exclusive residential haven known as Calheta Hills. Here, a new era of refined living unfolds, where elegance, comfort, and tranquility converge in harmonious unity.

Situated just 25 minutes from the bustling heart of Funchal, this masterfully crafted development, envisioned by the prestigious RH+ Architecture firm, comprises 12 meticulously designed apartments featuring both T1 and T2 layouts. Each extraordinary residence boasts expansive balconies that offer panoramic sea views, while private parking spaces are thoughtfully equipped with electric vehicle charging capabilities.

The interiors of Calheta Hills seamlessly blend generous living spaces, abundant natural light, and the finest quality materials. The fully equipped kitchens flow into spacious living areas,

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complemented by air conditioning in both suites and living rooms. In the communal areas, lush gardens and a mesmerizing swimming pool await, perfectly poised to greet the vast expanse of the Atlantic Ocean. Thanks to Madeira's temperate climate, you can savor the pleasures of the pool throughout the entire year.

Every apartment comes complete with the convenience of dedicated parking and storage rooms.

Embrace your dream and bask in the timeless allure of this modern architectural gem, which artfully integrates the lush green hills, the rich cultural heritage of Casa das Mudas, and the golden sands of Calheta, all harmonizing along the captivating promenade.

Calheta Hills epitomizes the fusion of elegance and practicality, seamlessly intertwining beauty with serenity. It's the quintessential retreat for those who are passionate about nature, cherish tranquility, and value the essence of comfort.

Embark on a life of pure bliss, where the sea becomes your neighbor, and happiness becomes your daily companion. Live your dream – live at Calheta Hills!

FEATURES

- 12 Luxurious Apartments (T1 & T2 options)
- Expansive Balconies with Panoramic Sea Views
- Private Parking Spaces with Electric Vehicle Charging
- Fully Equipped Kitchens with Modern Appliances
- Spacious Living Areas with Abundant Natural Light
- Air Conditioning in Living Rooms & Suites
- Lush Communal Gardens and Year-Round Swimming Pool
- Dedicated Parking and Storage Rooms

PURCHASE TAXES IN MADEIRA

For Secondary Home:

Total IMT: €28,318.97

Stamp Duty: €4,400

Total Taxes: €32,718.97

For Permanent Residence:

Total IMT: €27,536.29

Stamp Duty: €4,400

Total Taxes: €31,936.29

Note: Taxes are based on current rates and may vary if the property price changes.

CONDITIONS OF PAYMENT

10% on signing the preliminary contract

90% on completion

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LOCATION

Calheta is renowned for its stunning beaches and picturesque coastline, making it a top choice for those seeking tranquility and natural beauty. This charming municipality offers local amenities, including shops, restaurants, and recreational facilities, ensuring that all your needs are met. With its warm climate and lush landscapes, Calheta is not just a place to live, but a lifestyle to embrace. Just a short drive from Funchal, residents can enjoy the best of both worlds—serene living and vibrant city life.

CONTACT US

For more information or to schedule a viewing, please contact Prime Properties Madeira today. Let us assist you in making Calheta Hills your new home.

NOTE

The areas indicated on the plan correspond to the usable areas of each space and are merely indicative and approximate to the final result. The images of the development presented here are merely visual anticipations of the final product. During the course of construction, the development may, for technical or commercial reasons, undergo alterations or variations. The furniture and decorative items shown are merely indicative and are not included in the final product to be marketed.

Prices can alter in accordance with availability and phase of construction development. Contact us for up-to-date price lists.

WHY CHOOSE PRIME PROPERTIES MADEIRA?

Personalized Service: We take the time to understand your unique needs, helping you find the perfect property.

Local Expertise: Our deep knowledge of the Madeira real estate market ensures you get the best opportunities available.

Comprehensive Support: We guide you through the entire purchasing process, from initial inquiries to final paperwork.

Strong Network: We collaborate with the island's best professionals, including architects and legal advisors, to ensure a smooth transaction.

After-Sale Assistance: Our commitment doesn't end at the sale; we provide ongoing support for property management and investment advice.

Choose Prime Properties Madeira—your trusted partner in finding your dream home in this beautiful island paradise!

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Property Features

- Fitted wardrobes
- Proximity: Airport, Mountain, Restaurants, Pharmacy, Public Transport
- Garage
- Drive way
- Double glazing
- Main drainage
- Sealed land area
- Energetic certification: A
- Balcony
- Equipped kitchen
- Garden
- Built year: 2024
- Views: Sea views, Countryside views, Mountain views
- Electric garage gate
- Quiet Location
- Wifi Network
- Solar orientation: South

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