

#1402

Reference

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Arco da Calheta - Villa

4
Bedrooms5
Bathrooms317
Area (m²)1401
Land Area (m²)

Garage

Swimming Pool

1 960 000 €
(EUR €)

Luxury House with pool, private guest apartment and sports field for sale!

This luxurious property in Calheta, Madeira, offers an unparalleled blend of modern design, opulence, and breathtaking natural beauty. Situated on a 1,401 sqm plot with a generous construction area of 317.62 sqm, and perched at an altitude of 330m, the home boasts an unrivaled 180° unobstructed ocean view from almost every room, with expansive glass fronts allowing the beauty of the Atlantic to pour into the living spaces.

Built between 2008 and 2010, with first occupancy in 2021, this masterpiece features a lush botanical and tropical garden with an automatic irrigation system, thoughtfully illuminated and equipped with garden furniture for the ultimate outdoor experience. A good-sized sports field with high-quality artificial turf, football goals, and fencing offers recreational opportunities, while the separate sauna

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area with a shower, WC, and fitness treadmill creates a private spa experience.

An elegant infinity pool awaits, surrounded by a lounge area. The terrace and poolside feature Italian designer furniture, offering a perfect spot for dining, relaxation, or soaking up the sun. The outdoor kitchen and large barbecue area provide an ideal space for entertaining.

Inside, the property is equipped with every imaginable luxury, including air conditioning (heating and cooling), a central vacuum cleaning system, electric gates, and a garage with floor heating in every bedroom (controlled and programmed via thermostat). Each bedroom is a study in luxury, adorned with exclusive Joop and Versace wallpapers, suspended ceilings with dimmable halogen spots or illuminated stucco moldings, bespoke furniture, and floor-to-ceiling glass fronts that frame the stunning ocean view. The master bedroom stands out with a walk-in wardrobe, custom fireplace, and exclusive hidden TV installation.

Bathrooms are equipped with infrared ceiling heating (controlled via thermostat), Italian towel dryers, and wall mirrors with heating, weather, and time information. The modern, custom-made kitchen is fully equipped and features an integrated dining counter.

The living spaces are equally impressive. The first living room features a state-of-the-art 77-inch OLED TV, handcrafted Natuzzi leather sofas, and designer lighting, including a replica of the famous "Swan" chandelier. A second living room opens directly onto the pool area, with seamless indoor-outdoor flow, featuring a custom-made kitchen, modern water-based fireplace, and exquisite Natuzzi furnishings.

A separate guest apartment offers perfect accommodation for visitors, complete with a fully equipped kitchen, living and sleeping areas, designer furnishings, and a large private terrace with unbeatable ocean views. The guest apartment can be accessed via the main house or through a separate entrance.

Also included is a separate and isolated storage unit. Additional highlights include a new solar system installed in 2023, an outdoor lounge with heated seating, and advanced smart-home systems, ensuring comfort and convenience throughout. A water tank/storage for the garden completes the offerings.

This property redefines luxury living, with every element designed to enhance relaxation, enjoyment, and an extraordinary connection to the natural surroundings. Perfectly located in Calheta, Madeira, close to the sandy beaches of Calheta, supermarkets, and public services, this home is a rare opportunity to experience an unmatched lifestyle in one of the most beautiful corners of the world.

APROX ALTITUDE: 330M

FEATURES

1,406 sqm plot size

317.62 sqm construction area

Infinity pool with Italian designer lounge furniture

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Botanical and tropical garden with automatic irrigation
Sports field with artificial turf
Separate sauna area with shower and WC
Air conditioning (heating and cooling)
Central vacuum cleaning system
Electric gates and garage
Floor heating in every bedroom
Luxury bathrooms with infrared heating and Italian towel dryers
Modern custom kitchen with integrated dining counter
Two living rooms with designer furnishings and 77-inch OLED TV
Separate guest apartment with private terrace
Smart home systems and new solar system installed in 2023
Sold furnished

CONDITIONS OF PAYMENT (SUBJECT ALSO TO NEGOTIATION)

10% on signing the preliminary contract
90% on completion

LOCATION

Calheta is a picturesque municipality known for its stunning sandy beaches and crystal-clear waters, making it a sought-after destination for relaxation and recreation. With its vibrant local community, you'll find charming cafes, restaurants, and essential services just minutes away. This serene location also provides easy access to beautiful hiking trails and natural parks, perfect for nature enthusiasts. Just 25 minutes from Funchal, Calheta combines the tranquility of coastal living with the conveniences of urban life.

CONTACT US

For more information or to schedule a private viewing of this exceptional property, please contact Prime Properties Madeira today. Let us help you find your dream 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.

WHY CHOOSE PRIME PROPERTIES MADEIRA?

Personalized Service: We prioritize your needs and preferences, ensuring you find the perfect property that fits your lifestyle.

Local Expertise: Our in-depth knowledge of the Madeira real estate market allows us to present you with the best options available.

Seamless Process: We guide you through every step of the buying process, from initial inquiries to closing the deal, handling all paperwork efficiently.

Trusted Network: We connect you with top professionals, including legal advisors and financial experts, to ensure a smooth transaction.

Ongoing Support: Our commitment to you continues after the sale, assisting with property management, investment advice, and any future needs.

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Property Features

- Heating
- Dishwashing machine
- Air conditioning
- Under floor heating
- Central vacuum system
- Walk-in wardrobe
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Garage
- Built year: 2010
- Storage / utility room
- Guest cottage
- Electric shutters
- Electric gates
- Walking distance to beach
- Well
- Irrigation System
- Sealed land area
- Wifi Network
- Energetic certification: B-
- Washing machine
- Refrigerator
- Fitted wardrobes
- Fireplace
- Equipped kitchen
- Pool
- Garden
- Furnished
- Drive way
- Views: Sea views, Countryside views, Mountain views, Pool view, Garden view
- Double glazing
- Electric garage gate
- Automatic irrigation
- Quiet Location
- Solar heating
- Barbecue
- Domotics
- Uninterrupted views
- Solar orientation: South

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