

#1419

Reference

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## Estreito da Calheta - Villa



 3  
Bedrooms

 5  
Bathrooms

 300  
Area (m<sup>2</sup>)

 709,87  
Land Area (m<sup>2</sup>)

**2 500 000 €**  
(EUR €)

## Discover a Masterpiece of Luxury and Elegance in the Heart of Madeira

Step into the epitome of refined living with this magnificent villa, currently under construction, located in the charming parish of Estreito da Calheta. Situated on an expansive 709.87 m<sup>2</sup> plot, with a gross building area of 299.88 m<sup>2</sup>, this luxurious property seamlessly balances indoor and outdoor living.

The villa features three south-facing suites, each equipped with built-in wardrobes and private bathrooms, providing a haven of comfort and privacy. The open-concept living area integrates a spacious lounge with a fully equipped kitchen, designed for modern living. Additional highlights include a utility room, guest bathroom, and convenient access to the garage via stairs or elevator. Outside, indulge in the stunning private pool and adjacent jacuzzi, making this home an idyllic retreat for those who value space and sophistication.

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Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)

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## Key Features of the Property:

A glass roof on the back balcony of the bedroom is truly magnificent.

Another centrepiece is the jacuzzi and heated private pool, perfect for basking in Madeira's sunny days. A beautifully landscaped garden showcases native Madeira flora, while the generous garage, complete with electric car chargers, enhances convenience. The villa boasts air conditioning, an elevator, and proximity to essential services such as supermarkets, health centers, restaurants, leisure areas, paddle courts, marinas, beaches, and fitness centers.

A kitchen elegantly outfitted with premium Miele appliances.

With completion anticipated mid 2025, this home represents an extraordinary opportunity to acquire a high-end property in a coveted location. Designed with energy efficiency in mind, it boasts an A-rated energy certification, merging luxury with sustainability.

## Exquisite Materials & Finishes:

Every detail in this property reflects unparalleled craftsmanship:

### Suites:

Hardwood oak flooring and wardrobes  
Electric blinds  
Ventilation and climate control systems  
Bathrooms:

Premium ceramic finishes (Argon Perla and Aurora Gold)  
State-of-the-art sanitary ware including rimless toilets, minimalist washbasins, and sleek shower bases

### Additional Features:

Kitchen: Acrylic stone countertops, Miele appliances, and innovative skylight above the central island  
Garage: Ceramic flooring, EV chargers  
Pool & Jacuzzi: Tiled finish, saltwater system with electrolysis, heated by solar-supported heat pump  
Exterior:

Insulated facades for superior thermal comfort  
Aluminum fixtures in anodized natural tones  
Don't miss this chance to transform this stunning villa into your dream home. With its breathtaking design and luxurious details, this property is more than a residence—it's a lifestyle.

Schedule your visit today

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## Property Features

- Energetic certification: A

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