

Ref CAS_1115 (2)

Reference

Scan the QR code to view the property



Arco da Calheta - Villa



3 Bedrooms **3** Bathrooms **299** Area (m²) **696** Land Area (m²) **Garage** **Swimming Pool** **1 350 000 €** (EUR €)

EXCLUSIVE MODERN VILLA WITH STUNNING OCEAN VIEWS

Nestled in the serene, sun-drenched area of Estreito da Calheta, this modern villa offers a seamless blend of luxury and comfort, only 6 minutes from the golden sands of Calheta Beach and 30 minutes from Funchal. With breathtaking panoramic ocean views, this elegant home is ideal for both permanent residence and holiday retreats.

The villa spans three levels, maximizing space and functionality. The ground floor features a bright and spacious 71m² open-plan living and dining area, with floor-to-ceiling windows that let natural light flood in. Adjacent to the living space is a sleek, fully-equipped modern kitchen, perfect for culinary enthusiasts. A home office and guest bathroom complete this level, making it ideal for working from home.

On the upper floor, you'll find three generous bedrooms, including a master suite with a luxurious

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal
AMI 11097

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

Ref CAS_1115 (2)

Reference

Scan the QR code to view the property



walk-in closet and private bathroom. The other two bedrooms share a modern, well-appointed bathroom. Each room is designed with comfort and style in mind, offering plenty of space and stunning views.

The outdoor space is just as impressive, with lush gardens and a 30m² infinity pool where you can relax and soak in the breathtaking vistas of the Atlantic Ocean. The villa's south-facing balcony provides the perfect setting to enjoy the beautiful sunsets Madeira is famous for.

FINISHINGS INCLUDED:

Fully equipped kitchen with dishwasher, stove, and microwave

Modern bathrooms with premium finishes

Pre-installed air conditioning for year-round comfort

Pre-installed heating for the swimming pool

NOTE: All new properties are legally required to have a five-year construction guarantee.

APROX. ALTITUDE

234 meters – Rua das Romeiras, Estreito da Calheta

REASONS FOR SELLING

Developer

KEY FEATURES:

THREE SPACIOUS BEDROOMS, INCLUDING A MASTER SUITE

INFINITY POOL WITH PANORAMIC OCEAN VIEWS

CENTRAL VACUUM SYSTEM

PRE-INSTALLED AIR CONDITIONING AND POOL HEATING

PRIVATE GARDENS AND LANDSCAPED OUTDOOR SPACES

PARKING FOR TWO CARS

PURCHASE TAXES AND STAMP DUTY IN MADEIRA

For a secondary home:

Up to €127,396: 1%

€127,396 - €174,265: 2% (Deduct: €1,273.96)

€174,265 - €237,608: 5% (Deduct: €6,501.91)

€237,608 - €395,965: 7% (Deduct: €11,254.07)

€395,965 - €759,410: 8% (Deduct: €15,213.72)

Over €759,410: 6%

For a permanent residence:

Up to €127,396: 0%

€127,396 - €174,265: 2% (Deduct: €2,547.92)

€174,265 - €237,608: 5% (Deduct: €7,775.87)

€237,608 - €395,965: 7% (Deduct: €12,528.03)

Over €395,965: 8%

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal

AMI 11097

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

Ref CAS_1115 (2)

Reference

Scan the QR code to view the property



Stamp duty is 0.8% of the purchase price.

CONDITIONS OF PAYMENT:

10% upon signing the preliminary contract

90% upon completion

LOCATION:

Estreito da Calheta is one of the sunniest and most sought-after regions on Madeira's south coast. Just 6 minutes from Calheta Beach, it offers a perfect balance between peaceful surroundings and convenient access to local amenities like supermarkets, restaurants, and schools. Funchal, the island's vibrant capital, is only a 30-minute drive away.

CONTACT US:

For more information or to schedule a viewing, please contact us. We're here to assist with every step of the process.

IMPORTANT NOTICE:

NOTE: The areas indicated on the plan correspond to usable spaces and are approximate. The images presented are visual anticipations of the final product. During the course of construction, the development may undergo variations for technical or commercial reasons. The furniture and decorative items shown are not included in the final product. Prices may vary according to construction phase and availability. Contact us for the latest pricing information.

WHY PRIME PROPERTIES MADEIRA IS YOUR BEST CHOICE:

Personalized Service: We provide tailored support throughout your home-buying journey.

Extensive Market Knowledge: We know the Madeira property market inside and out.

Legal Assistance: We assist with all legal documentation and paperwork.

After-Sales Support: We help with utilities setup and post-purchase services.

Trusted Expertise: Years of experience delivering honest and transparent real estate services in Madeira.

Property Features

- Pool
- Garden
- Garage
- Floors: 3
- Views: Countryside views
- Double glazing
- Electric garage gate
- Electric gates
- Automatic irrigation
- Wifi Network
- Energetic certification: Exempt

T +351291624634 ¹ · T +351968293752 ² · E info@primepropertiesmadeira.com

Estrada Monumental Nº 454 9000 098 Funchal

AMI 11097

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