



Exclusive Residential Development in Estyrada Monumental



Agenten-Info

Name:	Lucia Da Silva
Name der Firma:	Prime Properties
Firma:	Madeira
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

Anzeigen-Details

Immobilie für: Kaufen

Standort

Land: Portugal
Staat/Region/Provinz: Madeira
Stadt: Funchal
Adresse: São Martinho
Veröffentlicht: 05.08.2025

Beschreibung:

Discover a unique opportunity to invest in 13 luxury apartments in the prestigious Monumental Premium building, ideally located in the heart of Estyrada Monumental.

Key Highlights:

Prime Location: Steps away from essential public services and the vibrant Forum Mall, offering unmatched convenience and lifestyle quality.

Investor's Dream: High demand area with excellent rental and resale potential.

Five-Year Guarantee: Peace of mind with comprehensive post-purchase coverage.

Exclusive Amenities: Private swimming pools for all T2 apartments and secure parking facilities.

Development Overview:

This exceptional development comprises:

Total Units: 13 residential apartments



Apartment Types: 9 spacious T2 units and 4 elegant T1 units

Floors: 5 floors including basement parking

Parking: Dedicated spaces at basement level (-1) and ground floor (0)

Exclusive Features: All T2 apartments include private swimming pools as per approved plans

Unparalleled Finishes & Specifications:

Structural Excellence:

Reinforced concrete beams and pillars with solid slabs, engineered and approved by Funchal Municipal Council.

Façade & Insulation:

Cement plaster exterior enhanced with 5cm ISODUR thermal insulation

Stylish ventilated ALUCOBOND façade system for durability and aesthetics

Roofing:

Concrete slab with premium ROOF-MATE insulation, finished in elegant ceramic flooring

Walls:

Exterior constructed with concrete blocks, boundary walls at 1.20m, and private outdoor separations at 1.60m

Interior walls feature high-quality waterproof paint in bathrooms kitchens and fine plaster finishes in living spaces

Ceilings & Cabinetry:

Modern suspended plasterboard ceilings painted white

Silestone polished countertops (3cm thickness) in kitchens

Lacquered kitchen cabinetry with built-in sink units

Flooring:

Choice of white ceramic stoneware tiles (1.20m x 1.20m) or premium hardwood flooring throughout living spaces and bedrooms

Carpentry:

Pivot-style main entrance doors

Lacquered white interior doors



Built-in wardrobes with customizable interiors and sliding doors

Windows & Glazing:

Thermally broken aluminium frames in elegant matte grey with double glazing

Pre-installation for electric shutters on all external windows and doors

Balcony railings in aluminium profiles with laminated safety glass

Bathrooms:

Equipped with premium SANITANA sanitaryware including shower trays, toilets, and washbasins

State-of-the-Art Kitchens:

Fully equipped with BOSCH appliances: refrigerator, oven, microwave, induction hob, extractor fan, and dishwasher

Comfort & Technology:

AQUAZEN heat pump water heating system with high energy efficiency

Ducted air conditioning with concealed grills

High-speed OTIS elevators

Automated garage doors

Additional Information:

Each unit undergoes professional cleaning prior to handover

Appliance models subject to updates with latest technology

Developer reserves rights to technical or design modifications while maintaining quality

Construction begins Q1 2027 with completion expected within 24 months

Payment Terms:

25,000 on contract signing

25% upon issuance of construction permit

15% upon completion of structural works

Remaining balance at deed of purchase and sale

Your Next Step:

This is a rare chance to secure a residence or investment in one of Madeiras most sought-after new



developments.

Disclaimer: All measurements and areas are approximate. The information has been provided by the seller and is not guaranteed by Prime Properties Madeira Real Estate - Flexiquadrante Lda ; Buyers should check independently. This listing is for guidance only and is not part of a contract. Accessories, services, or legal permissions have not been tested or verified. The photographs and floor plans are illustrative and may not show the entire property. Prices, availability and conditions are subject to change or withdrawal without notice. Buyers are advised to seek independent legal, financial and technical advice before any purchase.

Contact us now for more details and prices and to schedule a private consultation.

- REF: #1447 T1

Neu:	Ja
Gebaut:	2027

Allgemein

Schlafzimmer:	1
Badezimmer:	1

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	#1447 T1
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