



CONVERSION INTO AN APARTMENT IN FUNCHAL



Agenten-Info

Name:	Silvio Costa
Name der Firma:	Ellevar Properties
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English, Portugese
Webseite:	https://www.ellevar.pt

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 280,000

Standort

Land:	Portugal
Staat/Region/Provinz:	Madeira
Stadt:	Funchal
Adresse:	Funchal (Santa Luzia)
Veröffentlicht:	17.12.2025

Beschreibung:

Service property with 2 rooms and WC with 70 m² on the 2nd floor, building with elevator, located in the center of Funchal with parking space for the fraction, possible to transform into an Apartment for AL, in a Service building where there are already Offices already transformed into Apartments.

THE POSSIBILITY OF TRANSFORMING OFFICE INTO HOUSING BY THE NEW SIMPLEX URBANISTICO LAW IN PORTUGAL :

- 1) Exemption from the License of Use: It is no longer mandatory to present the license of use and FTH for real estate transactions (purchase, sale, lease).
- 2) The license is replaced by a Term of Responsibility from the director of work inspection, attesting that the work is completed and according to the project.
- 3) Simplification for Works: For works subject to prior control, approval becomes faster, with deadlines for the City Council to respond and approval automatic if the deadline is exceeded (positive silence), with the chamber only being able to request



documents once.

4) Authorization to Habit: Replaces the license to use, but without the mandatory response from the City Council - REF: 58A/2025

Gebaut: 1987

Allgemein

Schlafzimmer: 1
Badezimmer: 1
Fertige m²: 70 m²
Grundstücksgröße: 70 m²

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: 58A/2025

