



## Three bedroom modern home for sale in Funchal



### Στοιχεία μεσίτη

Όνομα:	Lucia Da Silva
Όνομα εταιρείας:	Prime Properties
Χώρα:	Madeira
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 650,000

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Madeira
Πόλη:	Funchal
Διεύθυνση:	Santo António
Δημοσιεύθηκε:	30/08/2017

### Περιγραφή:

Nestled on more than 3000m2 this modern villa offers all the privacy anyone could want while still being minutes from the centre of Funchal.

Santo Antonio is well known for its vast natural landscapes and proximity to Funchal offering a quality of life that consistently make it rank amongst the worlds best places to visit and live. Warmth and charm can be felt throughout this spacious, home with extensive modern amenities and custom designed for family function.

Three very nice bedrooms. Two complete large bathrooms. Gourmet kitchen. Double glazed windows. Alarm. CCTV. A garden. Gourmet kitchen.

Access to plot of land and a stream.

The property does not have access by car but it is possible to have one built.

Among the propertys features is a jacuzzi, extra entertainment room used as a cellar and theatre room.



We have a selection of different properties available to fit all your requirements so call us to enquire further and obtain more information.

## BY APPOINTMENT ONLY

For those considering an investment in a luxury residence as a second (holiday) home or as a retirement destination, consider the advantages that Madeira Island has to offer:

Security. Madeira is virtually crime free and one of the safest holiday destinations in the world!

Sub-tropical climate - warm & pleasant year round.

Natural beauty - lush & colourful, known as the ""Garden or Pearl of the Atlantic"".

Ease of access - within 3 hours flight time from most European cities, direct flights from over 40 destinations in Europe, daily flights to London and Lisbon.

Protected environment - 70% of the island is protected parkland & forest.

Activities Amenities - wide range of sports & leisure activities; two Golf courses near to Funchal

Tourist infrastructure - long known as a quality tourist destination, with lots to see & do

Quality of life - a friendly, safe & clean place to visit and to live in.

## Legal and fiscal situation

Property transfer taxes - IMT tax, Stamp duty, registration and notary fees - max. 7%

Inheritance tax - Effective 1st January 2004, inheritance tax abolished in Portugal. There is still a 10% stamp duty charge though on transfer of assets. Gifts donations to a spouse (husband or wife), children, parents or grandparents are exempt.

Capital gains tax - Flat 25% tax levy on all capital gains affected by non-residents.

Portuguese (EU) Residence Permit - Since July 2012, the NON-EU PURCHASER has a right to apply for a Portuguese residence permit (with subsequent freedom of movement in Schengen countries) following purchase of real estate in Portugal with A MINIMUM INVESTMENT OF 500.000

Non-Habitual Residents Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal

## ABOUT PRIME PROPERTIES MADEIRA REAL ESTATE

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Prime Properties Madeira Real Estate is a local, well-established, licensed, real estate agency providing a complete service to international buyers looking to invest in Madeira, Portugal whether for holiday homes or permanent living residence. Our properties include villas, houses, quintas, apartments, land and commercial properties. We also offer a PROPERTY FINDING SERVICE, working with a few select real estate agencies in Madeira to deliver a personalised service through the entire purchase process from viewings, negotiation, legal expertise, mortgages, relocation etc. We pride ourselves on working together to European standards of honesty, integrity and transparency.

We provide excellent after sales service.

Our services at Prime Properties Madeira are free of charge to you and do not incur any mark-ups on the property price or agent commission. - REF: #558

Νέος:

Ναί



## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	240 τ.μ
Μέγεθος αυλής:	3000 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: #558

