



## CONVERSION INTO AN APARTMENT IN FUNCHAL



### Info Agente

Nombre:	Silvio Costa
Nombre empresa:	Ellevar Properties
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English, Portuguese
Sitio web:	<a href="https://www.ellevar.pt">https://www.ellevar.pt</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 330,222.99

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Madeira
Ciudad:	Funchal
Dirección:	Funchal (Santa Luzia)
Publicado:	17/12/2025

### Descripción:

Service property with 2 rooms and WC with 70 m<sup>2</sup> 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

Fabricado: 1987

### **Común**

Dormitorios: 1

Baños: 1

Pies cuadrados terminados: 70 m2

Tamaño del lote: 70 m2

### **Lease terms**

Date Available:

### **Contact information**

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