



## Luxury waterfront apartments with private access to the sea



### Information de l'agent

Nom: Lucia Da Silva  
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Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 749,300.4

#### Location

Pays: Portugal  
État/Région/Province: Madère  
Ville: Funchal  
Adresse: São Martinho  
Soumis: 07/06/2025

#### Description:

Luxury waterfront apartments with private access to the sea

Located in the prestigious promenade area of Estrada Monumental and with 6000m2 of gardens and green areas is this magnificent frontline residence with direct access to the beach

The building was designed in a Y shape, and overlooks the Praia Formosa Beach, allowing most of the apartments to benefit from a panoramic 180° sea view facing the ocean and Cabo Girão.

The garden and lawn areas on both sides are fully protected by the Y-shaped building. A huge infinity pool on the edge of the cliff.

This development has three blocks with of one, two, three and four bedrooms.

Each apartment has at least one private parking space, with the larger apartments having up to three parking spaces. All apartments have a private storage room outside the apartments.

Private pools have been added in the units with larger terraces.

There are approximately 25 pools between different blocks and floors.

Sold with furniture.



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## 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

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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: #1270 T2

Année: 2023

### Commun

Chambres: 2

Salle de bains: 2

Pied carré fini: 122,5 m<sup>2</sup>



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

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