



## BUSINESS OFFICE IN FUNCHAL



### Information de l'agent

Nom:	Silvio Costa
Nom de compagnie:	Ellevar Properties
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.ellevar.pt">https://www.ellevar.pt</a>

### Détails de l'annonce

Propriété à:	Louer
Prix:	USD 5,806.24

#### Location

Pays:	Portugal
État/Région/Province:	Madère
Ville:	Funchal
Adresse:	Santo António
Soumis:	27/05/2026

#### Description:

Fraction D, located on the 2nd floor, has a Gross Private Construction Area of 246.20 m<sup>2</sup>, to which is added a balcony with 14 m<sup>2</sup>, as well as three parking spaces located on floor -1, with 12.50 m<sup>2</sup> each.

All fractions are finished with special attention to thermal and acoustic insulation, with some specialties in the pre-installation regime allowing each tenant to define their own interior layout and execute the finishes according to their needs, namely with regard to interior partitions, air conditioning, electricity and cafeteria area.

There is an elevated technical floor already installed, where it will serve for the passage of specialties under it in order to complete the finishes of the space in the best way they wish.

With regard to the contract, the following conditions are mentioned:

The Contract must be made for a period of 5 years, which may be renewed for a period of another 5 years.



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The deposit corresponds to 2 months' rent. To guarantee the reservation of the fraction at the time of signing the contract, it will be necessary to signal with the equivalent of 1 month's rent, with the second month being paid when the key is delivered and the contract begins.

The lease agreement also provides for a grace period of 1 month for the execution of works. The payment of rent will begin after the second month of signing the contract.

Water, electricity and internet expenses are the responsibility of the tenant and the respective meters may be in the name of the tenant. - REF: 3ARR/2026

Année: 2026

### **Commun**

Pied carré fini: 246,2 m<sup>2</sup>

Dimesions du lot: 246,2 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 3ARR/2026

