



## Mixed building with 2,970m<sup>2</sup>



### Information de l'agent

|                   |                    |
|-------------------|--------------------|
| Nom:              | Ricardina Santos   |
| Nom de compagnie: | Rika Kaza          |
| Pays:             | Portugal           |
| 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 865,311.91 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Portugal   |
| État/Région/Province: | Madère     |
| Ville:                | Santa Cruz |
| Adresse:              | Santa Cruz |
| Soumis:               | 14/09/2026 |

### Description:

We present a mixed building with 2,970 m<sup>2</sup>, located in São Sebastião, Santa Cruz.

This property, located at an altitude of 68 meters, combines an extensive rustic area with a habitable urban house of 82 m<sup>2</sup>, consisting of 6 rooms and built in American gable style. The villa is in a condition to be inhabited, allowing immediate occupation while the projects for the remaining land are developed.

The great potential of this property lies in its constructive feasibility. According to the Municipal Master Plan, the land benefits from a construction index of 0.5, which allows building up to 1,485 m<sup>2</sup>, allowing a maximum of two floors.

Allotment for single-family houses is also allowed, with an approximate estimate of 10 lots, in an area where the demand for this type of solution has grown significantly.

The location is another strong point. The property benefits from proximity to the center of Santa Cruz and its beaches, easy access to the Expressway, is just 5 minutes from Cristiano Ronaldo Airport and is surrounded by commerce, services, schools and public transport.



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It is, therefore, a unique opportunity for investors with a strategic vision.

Schedule your visit now and come and see your new home or your next investment!

You can count on the professionalism of our team, at all stages of the process.

Book your visit now!

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Rika Kaza - AMI: 19631 - REF: RK12054

Nouveau: Non

Année: 1978

## Commun

Chambres: 6

Salle de bains: 1

Pied carré fini: 82 m<sup>2</sup>

Dimesions du lot: 2970 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: RK12054

