#### Mercato Immobiliare IMLIX



https://www.imlix.com/it/

# Beautiful top floor apartment with parking included and unobstructed sea views.



## Informazioni sull'Agente

Nome: Lucia Da Silva Nome della Prime Properties

ditta: Madeira Nazione: Portugal

Experience

since:

Tipo di Selling a Property

servizio: Specialties:

Property Type: Apartments

Telefono:

Languages: Portuguese

Sito web:

# Dettagli dell'inserzione

Proprietà per: Saldi

Prezzo: USD 551,381.54

## **Posizione**

Nazione: Portugal
Stato / Regione / Provincia: Madeira
Città: Santa Cruz
Indirizzo: Caniço
Pubblicato: 04/09/2025

Descrizione:

Madeira Island, elected the Worlds Best Island Destination for the 10th time.

For sale: 2-bedroom apartment located in the heart of Garajau, one of the most sought-after areas on Madeira Island. This modern building offers superior construction and materials, south-facing orientation, spacious interiors, and stunning permanent sea views.

### Highlights:

Modern building with superior construction

South-facing, bright and spacious interiors

Living and dining room

Fully equipped kitchen with LG A+++ appliances

2 bathrooms

2 bedrooms, including a master suite with private bathroom

Balcony with panoramic sea view

All rooms enjoy sea views

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Condominium Features:

Gated community

Childrens playground and landscaped gardens

Party recreation room

#### Location:

Prime Garajau area, opposite Hotel Dom Pedro

Steps from beaches and seaside attractions (Lido Galomar, Roca Mar, Garajau Beach, Reis Magos Beach)

Nearby restaurants, bars, supermarkets, and public transport

Vibrant tourist area with hotels, pools, and entertainment

#### **Investment Potential:**

Licensed for Local Accommodation (AL)

Average rental yields:

150 per night (short-term)

1,500 per month (local rental)

2,500 per month (long-term rental)

Excellent investment or ideal residence in a highly sought-after location.

Disclaimer: All measurements and areas are approximate. The information has been provided by the seller and is not guaranteed by Prime Properties Madeira Real Estate - Flexiquadrante Lda; Buyers should check independently. This listing is for guidance only and is not part of a contract. Accessories, accessories, services, or legal permissions have not been tested or verified. The photographs and floor plans are illustrative and may not show the entire property. Prices, availability and conditions are subject to change or withdrawal without notice. Buyers are advised to seek independent legal, financial and technical advice before any purchase.

- REF: #1250

Nuovo: No

#### Comune

Camere da letto: 2 Bagni: 2

Finito piedi quadrati: 91,43 mq

#### Lease terms

Date Available:

## **Contact information**

IMLIX ID: #1250

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