



## OFFICE WITH PANORAMIC TERRACE IN FUNCHAL



### Informazioni sull'Agente

Nome:	Silvio Costa
Nome della ditta:	Ellevar Properties
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English, Portuguese
Sito web:	<a href="https://www.ellevar.pt">https://www.ellevar.pt</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 6,941.27

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Madeira
Città:	Funchal
Indirizzo:	Santo António
Pubblicato:	27/05/2026

### Descrizione:

Fraction E, located on floors 3 and 4, has a Gross Private Construction Area of 212.30 m<sup>2</sup>, to which is added a balcony with 33 m<sup>2</sup>.

It also has access, through an interior staircase, to the roof terrace of the building, with an area of 156.50 m<sup>2</sup>, intended for leisure space and with a superb view over the city. Part of this terrace is covered by a shading pergola. The fraction also includes 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.

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: 4ARR/2026

Costruito: 2026

### **Comune**

Finito piedi quadrati: 368,8 mq

Dimensione del lotto: 368,8 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 4ARR/2026

