



## 3,270 sqm Plot in Funchal – Excellent Investment Opportunity



### Agent Info

Naam:	Ari Pestana
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Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 2,200,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Madeira
Plaats:	Funchal
Geplaatst:	24-03-2026
Omschrijving:	

We present this rare 3,270 sqm plot located in Funchal, set in a medium-density area according to the municipal plan (PDM), ideal for residential or touristic developments.

With a relatively flat topography, the land offers easy construction conditions, helping to reduce overall development costs.

It benefits from an excellent east-facing orientation, ensuring great natural light and open views, highly valued features in the market.

Currently, the plot does not yet have direct access, as there is an intermediate property. However, there is already a municipal plan to create a road access to the land, which may be executed either by the Municipality or by the developer of the project, ensuring future accessibility and strong investment potential.

### Building Potential

Located in a medium-density zone, the plot allows:



Detached, semi-detached, or townhouse developments  
Small apartment buildings  
Tourism projects, with potential increase of building indexes

Key urban parameters:

Gross building index: 0.6

Net building index: 0.8

Site coverage index: 0.50

Allows construction of ground floor plus 2 upper floors, with the possibility of up to 3 floors above the ground floor, subject to municipal approval

Maximum façade height: 9 meters

Location

Set in a quiet area, yet close to all services, amenities, and main accesses, offering a perfect balance between privacy and convenience.

Highlight

One of the few plots available with this size in this area of Funchal, combining location, buildability, and future appreciation. - REF: VSM18

## **Algemeen**

Lot Afmeting: 3270 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: VSM18

