

# HOUSE WITH LAND IN CANIÇO DE BAIXO



## Agent Info

Name:	Sílvio Costa
Company	Ellevar Properties
Name:	
Country:	Portugal
Experience	
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English, Portuguese
Website:	<a href="https://www.elleva.pt">https://www.elleva.pt</a>

## Listing details

Property for:	Sale
Price:	EUR 560,000

## Location

Country:	Portugal
State/Region/Province:	Madeira
City:	Santa Cruz
Address:	Caniço
Posted:	Oct 23, 2025

### Description:

Take the opportunity now to make your investment, in one of the best areas to live, land index construction index Caniço de Baixo; maximum construction index 0.50 ;

- Maximum percentage of covered area 25%;
- Maximum percentage of waterproofed surface 50%
- In residential uses, each isolated construction unit or lot or parcel shall not cumulatively emerge from the ground exceeding 400 m2 and a maximum building front of 20 m.

Being able to highlight the Land Opportunity to build 1 OR 2 HOUSES being able to build 2 floors +1, or for investment, in this excellent land with about 900 m2.

To the east of Funchal, about 7 km away, is the village of Caniço, much sought after by German tourists. The village now has about 10,000 inhabitants.

Two other districts are Caniço de Baixo and Garajau, located directly on the coast. In Caniço de Baixo in particular, tourism has developed rapidly in recent years. At the end of the 60s there was only an old country house near the coast, the ruins of which can still be seen today. Because the land there was very barren and unusable as a landscape, the locals initially thought it was useless. In the nearby bay of the Three Kings, only a few fishermen settled, who went out to fish towards the Desertas Islands.

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Today, Caniço de Baixo is Madeira's most popular holiday resort next to Funchal. Many Germans have built a holiday home here or settled permanently. There are many villas with beautiful manicured gardens, but hoteliers also discovered the beautiful location on the gently sloping hillside and built tourism.

Here there are also several bathing options: either on the rocky coast of the Lido Galomar or on the Lido Rocamar. While the former is public and can be reached by elevator (entrance), the Lido Rocamar is intended for hotel guests only. A small coarse pebble public beach, Reis Magos, can be found at the Hotel Oasis Atlantic.

In the district of Garajau there is a panoramic terrace, Ponta do Garajau, from where you have a wonderful view of Funchal. In 1927, a larger-than-life statue of Christ was erected here. Here there are also some shops and restaurants, as well as a small supermarket.

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Built: 1970

#### Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	900 sq m
Lot Size:	900 sq m

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: 51A/2025

