



OFFICE IN FUNCHAL



Agent Info

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

Listing details

Property for: Sale
Price: USD 330,035.7

Location

Country: Portugal
State/Region/Province: Madeira
City: Funchal
Address: Funchal (Santa Luzia)
Posted: Dec 17, 2025

Description:

Office with 2 rooms and WC with 70 m2 n on the 2nd floor, building with elevator, located in the center of Funchal with parking space for the fraction, possible to transform into an Apartment for AL, in a Service building where there are already Offices already transformed into Apartments.

THE POSSIBILITY OF TRANSFORMING OFFICE INTO HOUSING BY THE NEW SIMPLEX URBANISTICO LAW IN PORTUGAL :

- 1) Exemption from the License of Use: It is no longer mandatory to present the license of use and FTH for real estate transactions (purchase, sale, lease).
- 2) The license is replaced by a Term of Responsibility from the director of work inspection, attesting that the work is completed and according to the project.
- 3) Simplification for Works: For works subject to prior control, approval becomes faster, with deadlines for the City Council to respond and approval automatic if the deadline is exceeded (positive silence), with the chamber only being able to request documents once.



4) Authorization to Habit: Replaces the license to use, but without the mandatory response from the City Council - REF: 58A/2025

Built: 1987

Common

Finished sq. ft.: 70 sq m

Lot Size: 70 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: 58A/2025

