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### Agent Info

Name: Sunature Real Estate  
 Company Name:  
 Country: Portugal  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses  
 Phone: +351 (291) 220-022  
 Languages: English, Portuguese  
 Website: <https://www.sunature.pt>

### Listing details

Property for: Sale  
 Price: USD 1,405,822.02

### Location

Country: Portugal  
 State/Region/Province: Madeira  
 City: Funchal  
 Address: Funchal (São Pedro)  
 Posted: Apr 13, 2026

Description:  
 3 Properties in the Historic Center of Funchal "City with Life"  
 Investment Opportunity | 321 m<sup>2</sup> | Total Value: 1.300.000,00

SN Real Estate presents an exclusive set of 3 properties located in the heart of the Historic Center of Funchal, inserted in the Urban Rehabilitation Area (ARU) "City with Life", one of the areas with the greatest dynamism and appreciation in the city.

This location benefits from highly attractive tax incentives, including IMI exemption, IMT exemption on acquisition for rehabilitation, reduced VAT on works and IRS benefits an ideal scenario for investors looking for profitability and security.

#### Premium Location

The properties are located in two emblematic arteries of Funchal:

Rua das Mercês

1 building consisting of 3 units

3 floors

Excellent potential for housing, local accommodation, commerce or mixed project



Health Street

1 1-storey building

1 2-storey building

Quiet area, with quick access to downtown and proximity to essential services

Total Area: 321 m<sup>2</sup>

The configuration of the properties allows for multiple investment approaches, including:

Integral rehabilitation for resale

Creation of long-term rental units

Tourist accommodation development

Modern housing projects in a historic area

Commercial requalification in an area with a strong pedestrian flow

Inserted in the ARU "City with Life" Relevant Tax Benefits

These properties are located within the ARU of the Historic Center, which guarantees access to:

IMI exemption after rehabilitation

IMT exemption on acquisition for works

Reduced VAT on rehabilitation interventions

IRS deductions related to works

Reduced municipal fees

Accelerated appreciation due to strong public and private investment in the area

The ARU of Funchal has been responsible for the rehabilitation of dozens of buildings since 2014, making this area one of the most sought after by national and international investors.

Unique Opportunity for Investors

With an overall value of 1,300,000.00, this set of properties represents a rare opportunity in the market:

Central, historic location

Strong upside potential

Significant tax incentives

Flexibility for diverse business models

Insertion in an area in full urban revitalization

Note: the information presented does not exempt you from consulting the Official Regulations.

SN Real Estate - Madeira. Island. Home.

"Where each property tells a story, each client lives a dream!" - REF: 071974

New: No

Condition: Must be reformed

## Common

Bedrooms: 6

Bathrooms: 3

## Lease terms



IMLIX

IMLIX Real Estate Marketplace  
<https://www.imlix.com/>

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Date Available:

**Contact information**

IMLIX ID: 071974

