



Authentic Madeira Property with Two Houses, Land & Exceptional Investment Potential



Agent Info

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Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: Portuguese
Website:

Listing details

Property for: Sale
Price: USD 517,709.53

Location

Country: Portugal
State/Region/Province: Madeira
City: Ribeira Brava
Address: Ribeira Brava
Posted: Jul 03, 2026

Description:

Premium Mixed-Use Investment Estate with Development Potential 1,300 m² | Ribeira Brava, Madeira Island

Location: Vale, Ribeira Brava, Madeira Island, Portugal

Status: Ready for Development (BUPi Georeferenced & Pre-1951 License Exempt)

Zoning: Mixed Classification Urban Living Spaces Type 1 (Espaços Habitacionais Tipo 1) & Productive Rustic Agricultural Land (Espaços Agrícolas)

Exceptional Investment Opportunity

Secure a rare opportunity to acquire a 1,300 m² mixed-use estate in one of Madeira's most desirable coastal locations. Combining traditional Madeiran architecture, generous land, and significant development potential, this unique property offers an outstanding opportunity for private buyers, developers, and investors seeking residential, tourism, or mixed-use projects.



Positioned at approximately 317 metres above sea level, the property enjoys Madeira's renowned "eternal spring" climate together with a guaranteed, unobstructed 180° south-facing Atlantic Ocean view. Direct road access, two independent urban articles, private water rights, and flexible planning regulations make this one of the area's most versatile investment opportunities.

Unlike many properties requiring complex subdivision procedures, the existence of two independent urban articles provides exceptional legal flexibility for redevelopment, restoration, expansion, or multiple investment strategies.

Existing Buildings

The estate currently includes two residential buildings, allowing immediate renovation while preserving traditional Madeiran character.

Main House (Two-Bedroom Traditional Home)

The principal residence consists of:

- Living room
- Kitchen
- Bathroom
- Two bedrooms
- Circulation areas
- Office storage room

The house requires renovation but benefits from a solid structural foundation and an excellent internal layout, making it ideal for modernization into a comfortable permanent residence, luxury holiday home, or investment property. Buyers also have the opportunity to incorporate modern energy-efficient solutions such as solar power systems.

Secondary Cottage

A second smaller dwelling is also located on the property and requires complete reconstruction. Once restored, it offers excellent potential for:

- Independent guest accommodation
- Holiday rental (AL Airbnb)
- Studio
- Home office
- Caretaker's house

The presence of two separate buildings significantly increases the property's flexibility and long-term investment value.

Development Potential (PDM Zoning)



The property's mixed zoning allows a wide variety of residential, tourism, and commercial uses.

1. Urban Living Spaces Type 1 (Espaços Habitacionais Tipo 1)

Ideal for:

- Luxury villa
- Boutique hotel
- Tourism development
- Modern apartment project
- Multi-family residential development
- Commercial or service premises

Planning parameters include:

- Maximum building height: 12 metres
- Up to 3 floors plus attic
- 70% soil waterproofing index, allowing an exceptionally large construction footprint.

2. Productive Rustic Agricultural Zone (Espaços Agrícolas)

This section of the land is perfectly suited for:

- Eco-tourism developments
- Independent holiday accommodation
- Secondary private residence
- Organic farming
- Vineyard or landscaped gardens

Planning parameters include:

- Tourism developments permitted
- Private residence up to 200 m²
- Maximum building height: 8.5 metres
- 40% soil waterproofing index, preserving generous green areas and privacy.

3. Permitted Outbuildings

Additional annexes are permitted across both zoning areas, including:

- Private garages
- Pool houses
- Storage buildings
- Technical rooms

Maximum permitted area:



Up to 40 m²
Maximum height 4 metres

These structures allow practical support spaces without reducing the functionality of the main buildings.

Land & External Features

The estate benefits from substantial outdoor space and valuable infrastructure rarely found in comparable properties.

Features include:

- 1,300 m² of terraced land more than double the size of many standard building plots in the area
- Cultivated agricultural land
- Water tank
- Two private wells (poços) providing low-cost irrigation for gardens, agriculture, landscaping, or swimming pools
- Direct public road access for construction, parking, and everyday convenience
- Excellent privacy
- South-facing orientation
- Permanent panoramic Atlantic Ocean views

The agricultural areas also make the property attractive for buyers interested in sustainability, self-sufficiency, gardening, or boutique agricultural projects.

Legal Advantages

The property offers several important legal and administrative benefits:

- BUPI georeferenced registration completed
- Fully documented Pre-1951 License Exemption, eliminating the requirement for a habitation licence
- Straightforward and legally secure transaction process
- Two independent urban articles, offering greater development flexibility without the need for subdivision procedures
- Location

Situated in the municipality of Ribeira Brava, one of Madeira's fastest-growing residential and tourism destinations, the property enjoys excellent accessibility while maintaining a peaceful rural atmosphere.

The location provides convenient access to:

- Funchal
- Madeira International Airport (FNC)
- Schools



Healthcare services
Shops and supermarkets
Public services
Restaurants and leisure facilities

The combination of accessibility, climate, and scenery makes Ribeira Brava highly desirable for permanent living, holiday homes, and tourism investment.

Investment Highlights

This property presents exceptional flexibility for multiple investment strategies, including:

Luxury private residence
Boutique hotel
Eco-tourism project
Holiday rental accommodation (AL)
Multi-unit residential development
Mixed residential and commercial use
Agricultural lifestyle property

Madeira continues to attract growing international demand thanks to its stable economy, year-round tourism, mild climate, excellent infrastructure, direct European flight connections, and consistently strong real estate market.

Why This Property Is Unique

Premium 1,300 m² mixed-use estate
Two independent residential buildings
Two independent urban articles
High-density urban development potential
Additional agricultural development rights
Guaranteed permanent Atlantic Ocean views
Direct road access
Two private irrigation wells
Excellent privacy
Traditional Madeiran architecture ready for modernization
BUPi georeferenced
Pre-1951 licence exemption
Strong potential for residential, tourism, or income-generating investment

Properties offering this combination of location, legal certainty, development flexibility, existing buildings, and panoramic ocean views are becoming increasingly rare on Madeira Island.

For further information, planning documentation, floor plans, or to arrange a private viewing, please contact us today.



- REF: #1491

New: No

Common

Bedrooms: 2
Bathrooms: 1
Finished sq. ft.: 110 sq m
Lot Size: 1300 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: #1491

