



## A Refined Coastal Sanctuary in Calheta, Madeira



### Emlakçı Bilgisi

İsim:	Lucia Da Silva
Şirket Adı:	Prime Properties Madeira
Ülke:	Portugal
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 1,850,000

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Madeira
Şehir/İlçe:	Calheta
Adres:	Paul do Mar
Yayınlandı:	24.04.2026

### Açıklama:

Perched above the dramatic Atlantic coastline in the charming village of Paul do Mar, this exceptional contemporary villa offers a rare blend of architectural elegance, privacy, and breathtaking ocean views. Designed to embrace Madeiras natural beauty, the residence presents an unparalleled lifestyle defined by tranquility, sophistication, and effortless indoor-outdoor living.

Set on a 433 m<sup>2</sup> plot, this newly built luxury home offers approximately 200 m<sup>2</sup> of refined living space, carefully crafted to maximize comfort, light, and panoramic sea views. From the moment you enter, expansive glass openings frame the endless horizon, filling the interiors with natural light and creating a seamless connection between the home and its spectacular surroundings.

The villa features three beautifully appointed bedroom suites, each designed as a private retreat, complemented by five elegant bathrooms finished with premium materials. The heart of the home is an expansive open-concept living and dining area, flowing effortlessly into a sleek, fully equipped modern kitchen an ideal setting for both intimate family living and sophisticated entertaining.

Step outside to a serene outdoor oasis where a spacious terrace and landscaped garden invite moments of relaxation under Madeiras year-round sunshine. Whether enjoying morning coffee with ocean views or



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hosting sunset gatherings, the outdoor living spaces embody the essence of island luxury. An automated irrigation system ensures the garden remains lush with minimal maintenance.

Every detail of the home has been thoughtfully curated to deliver modern comfort and elegance, including double-glazed windows, recessed architectural lighting, and inverter air-conditioning, providing energy efficiency and year-round climate control.

Located just minutes from golden beaches, golf courses, and recreational facilities, this remarkable property combines peaceful coastal living with convenient access to some of Madeira's most desirable amenities.

This is more than a residence it is a rare opportunity to experience luxury living in one of Madeira's most coveted coastal locations.

Step into a home where every detail has been carefully curated to blend luxury, comfort, and cutting-edge technology into a seamless living experience.

This exceptional property offers three elegant suites, designed to provide privacy and refined comfort. At its heart lies a stunning heated swimming pool, equipped with a skimmer system and salt electrolysis, ensuring crystal-clear water with minimal maintenance perfect for year-round enjoyment.

Designed for modern living, the home includes a dedicated electric vehicle charging wall box and a three-phase electrical system, ensuring efficiency and future-ready infrastructure. Smart living is fully integrated, with Wi-Fi-enabled intelligent switches, climate control via an advanced Olimpia air conditioning system, and a high-performance heat pump delivering energy-efficient hot water supported by renewable energy contributions.

The interiors reflect sophistication and precision:

- Premium lacquered doors with hidden hinges and magnetic closures
- Soft-close, motorized cabinetry in the kitchen and wardrobes
- High-end Bosch appliances with smart connectivity
- Designer BLUM built-in fittings

Natural light floods the space through high-performance double-glazed windows, combining thermal insulation with acoustic comfort, framed in sleek anodized aluminum.

Security and convenience are paramount, with pre-installed video surveillance, a smart video intercom system with touchscreen monitors, smoke detection, and automated garage access.

Outdoors, the property continues to impress with expansive landscaped gardens, featuring exotic plants and an automatic irrigation system, alongside elegant tempered glass balconies. A dedicated barbecue area creates the perfect setting for entertaining.

Sustainability meets innovation with a solar photovoltaic system, while ambient LED lighting throughout



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enhances both efficiency and atmosphere.

Every element from the technical systems to the finest finishes has been thoughtfully selected to deliver a home that is not just modern, but truly exceptional.

For further information or to arrange a private viewing, please contact us. - REF: #1473

Yeni: Evet  
Yıl: 2025

## Genel Bilgiler

Yatak odası: 3  
Banyo: 5  
Bitmiş metrekare: 200 m<sup>2</sup>  
Arazi Büyüklüğü: 433 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: #1473

