



# IMLIX

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



### 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: USD 517,709.53

### Konum

Ülke: Portugal  
Eyalet/Bölge/ Şehir: Madeira  
Şehir/İlçe: Ribeira Brava  
Adres: Ribeira Brava  
Yayınlandı: 03.07.2026

### Açıklama:

Premium Mixed-Use Investment Estate with Development Potential 1,300 m<sup>2</sup> | 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 m<sup>2</sup> 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 m<sup>2</sup>  
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 m<sup>2</sup>  
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 m<sup>2</sup> 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



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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 m<sup>2</sup> 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.



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- REF: #1491

Yeni:

Hayır

## Genel Bilgiler

|                   |         |
|-------------------|---------|
| Yatak odası:      | 2       |
| Banyo:            | 1       |
| Bitmiş metrekare: | 110 m2  |
| Arazi Büyüklüğü:  | 1300 m2 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: #1491

