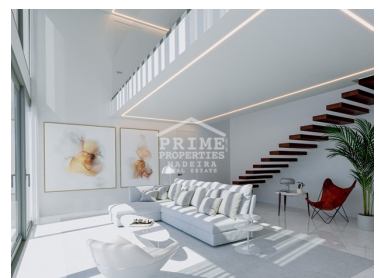
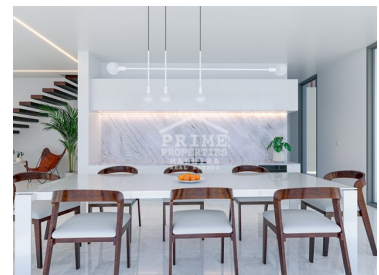
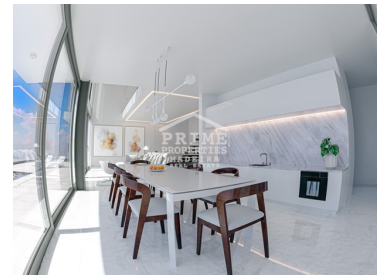




## Calheta - Villa



3	4	400	635			<b>1 245 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## Luxury Villa For Sale Calheta

Magnificent modern villa for sale in Calheta

Located close to the village of Calheta in a residential area but close to public services and surrounded by gorgeous scenery is this beautiful villa. Situated in an elevated position, but at an altitude of 100m the luxury villa enjoys unrestricted views and is well positioned to capture sun all day.

The contemporary 3-bedroom villa has been immaculately designed and incorporates particular attention to detail and a high standard throughout.

The property consists of  
Ground floor:

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AMI 11097

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- Open plan fully equipped kitchen,
- Living and dining room overlooking the ocean;
- 1 support bathroom with shower;

#### First Floor

- 1 master suite with walk-in closet and bathroom with tub;
  - 2 suites, (both with bathrooms with shower)
- All bedroom have access to an exterior balcony

The outside area has:

- Garden
- Swimming pool
- Parking area
- BBQ area

Within walking distance to public services and the sandy beach of Calheta.

The villa will provide an impressive holiday home with great rental potential or full-time residence.

Completion date: End of 2023

We have a selection of different properties available to fit all your requirements so call us to enquire further and obtain more information.

#### BY APPOINTMENT ONLY

For those considering an investment in a luxury residence as a second (holiday) home or as a retirement destination, consider the advantages that Madeira Island has to offer:

- Security. Madeira is virtually crime free and one of the safest holiday destinations in the world!
- Sub-tropical climate - warm & pleasant year round.
- Natural beauty - lush & colourful, known as the ""Garden or Pearl of the Atlantic"".
- Ease of access - within 3 hours flight time from most European cities, direct flights from over 40 destinations in Europe, daily flights to London and Lisbon.
- Protected environment - 70% of the island is protected parkland & forest.
- Activities/Amenities - wide range of sports & leisure activities; two Golf courses near to Funchal
- Tourist infrastructure - long known as a quality tourist destination, with lots to see & do
- Quality of life - a friendly, safe & clean place to visit and to live in.

#### Legal and fiscal situation

- Property transfer taxes - IMT tax, Stamp duty, registration and notary fees - max. 7%
- Inheritance tax - Effective 1st January 2004, inheritance tax abolished in Portugal. There is still a 10% stamp duty charge though on transfer of assets. Gifts/donations to a spouse (husband or wife), children, parents or grandparents are exempt.
- Capital gains tax - Flat 25% tax levy on all capital gains affected by non-residents.
- Portuguese (EU) Residence Permit - Since July 2012, the NON-EU PURCHASER has a right to apply for a Portuguese residence permit (with subsequent freedom of movement in Schengen

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countries) following purchase of real estate in Portugal with A MINIMUM INVESTMENT OF €500.000

- Non-Habitual Residents Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal

## ABOUT PRIME PROPERTIES MADEIRA REAL ESTATE

Discover the perfect home for you in Madeira, Portugal today!

Prime Properties Madeira Real Estate is a local, well-established, licensed, real estate agency providing a complete service to international buyers looking to invest in Madeira, Portugal whether for holiday homes or permanent living residence. Our properties include villas, houses, quintas, apartments, land and commercial properties. We also offer a PROPERTY FINDING SERVICE, working with a few select real estate agencies in Madeira to deliver a personalised service through the entire purchase process from viewings, negotiation, legal expertise, mortgages, relocation etc. We pride ourselves on working together to European standards of honesty, integrity and transparency.

We provide excellent after sales service.

Our services at Prime Properties Madeira are free of charge to you and do not incur any mark-ups on the property price or agent commission.

## Property Features

- Air conditioning
- Equipped kitchen
- Proximity: Airport, Beach, Golf course, Restaurants, Hospital, Pharmacy
- Garage
- Floors: 2
- Views: Sea views, Countryside views, Mountain views, Garden view, Pool view
- Quiet Location
- Wifi Network
- Energetic certification: A
- Fitted wardrobes
- Pool
- Garden
- Built year: 2023
- Private condominium
- Double glazing
- Sealed land area
- Uninterrupted views
- Solar orientation: South

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