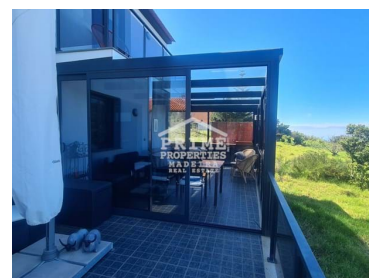




## Prazeres - Villa



3   
 3   
 136,25   
 214  
 Bedrooms    Bathrooms    Area (m<sup>2</sup>)    Land Area (m<sup>2</sup>)

**399 000 €**  
(EUR €)

## House For Sale Prazeres

Exquisite Contemporary Residence Available in Prazeres,

Nestled amidst the serene countryside of Prazeres, this remarkable modern dwelling offers an exceptional living experience.

Distinguished by its expansive wall-to-wall windows, this property is designed to embrace abundant natural light, providing an idyllic retreat for those seeking to immerse themselves in the beauty of the natural surroundings.

Constructed in 2019, the house boasts an exceptionally functional layout:

**FIRST FLOOR:** The first level comprises an open-concept space encompassing a lounge, dining

T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)

Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097

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



area, and a well-appointed kitchen. Additionally, this floor features a convenient social bathroom and a dedicated laundry room. The lounge gracefully extends into a spectacular glass-enclosed room, perfect for hosting intimate gatherings and memorable dinners.

**SECOND FLOOR:** Ascending to the second floor, you'll discover three inviting bedrooms, each offering access to its private balcony with breathtaking views. The master bedroom is complemented by its own ensuite bathroom, while the remaining bedrooms share a well-appointed common bathroom.

The property is designed with ease of maintenance in mind and is securely lockable, ensuring your peace of mind.

Furthermore, its strategic location offers the convenience of being within walking distance from a supermarket and essential public services.

This stunning modern house in Prazeres embodies both contemporary design and warm, inviting living spaces, making it an ideal place to call home. Don't miss the opportunity to make this exceptional property yours. For inquiries and viewings, please don't hesitate to reach out to us.

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 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

**T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)**

**Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097**

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



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

- Fitted wardrobes
- Proximity: Public Transport, Mountain, Restaurants
- Built year: 2019
- Laundry
- Solar system
- Views: Sea views, Mountain views
- Electric gates
- Quiet Location
- Sealed land area
- Uninterrupted views
- Solar orientation: South
- Balcony
- Equipped kitchen
- Furnished
- Floors: 2
- Drive way
- Storage / utility room
- Double glazing
- Septic tank
- Barbecue
- Wifi Network
- Energetic certification: C
- Mains water

**T +351291624634 <sup>1</sup> · T +351968293752 <sup>2</sup> · E [info@primepropertiesmadeira.com](mailto:info@primepropertiesmadeira.com)**

**Estrada Monumental Nº 454 9000 098 Funchal  
AMI 11097**

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