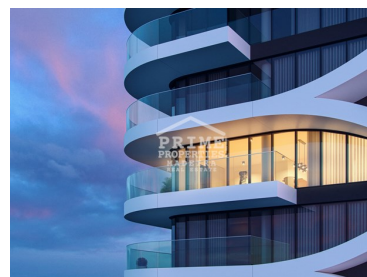
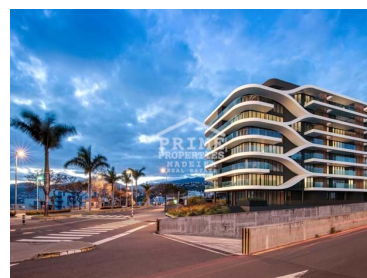




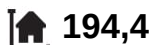
## São Martinho - Penthouse



Bedrooms



Bathrooms



Area (m²)



Garage

N/A

(EUR €)

## Exclusive Luxury Dubai Apartments Now in Madeira!

Located in one of the most prestigious areas in Funchal, on the Estrada Promenade, close to the Funchal Shopping Centre, gyms, restaurants, boutique coffee shops

Excavation started in April 2021 and the first block (Varino 05) is set to be completed by December 2023 and was developed by the accomplished partnership of Grupo AFA and Socicorreia - an investment of almost 250 000 000€ making it one of most exclusive and sought-after residential developments.

Ranging in size the Apartment Dubai Complex is composed of one, two, and three bedrooms plus a luxurious penthouse.

What will make these apartments so unique is not only the architecture, the attention to detail and the quality of execution but the lush green gardens surrounding the apartments.

Energy certification class A in all fractions.

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AMI 11097

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



Conditions of payment 10% on the signing of the preliminary contract as a deposit (deductible from final payment)

10% when construction begins (deductible from final payment) 80% final contract.

For more information on the available apartments and their location in the building, please click on "Floorplans"

#### FINISHINGSCEILINGS

Living room, bedrooms and hall:

- in plasterboard (pladur) with water paint finish

High quality water based paint with matt finish of the Vinylmatt type from Cin or similar.

Bathrooms and Kitchens:

- in water-repellent plasterboard with a water-based paint finish of the Vinylmatt type from Cin or similar.

high quality water paint finish with a matt finish of the Vinylsilk type by Cin or similar.

#### WALLS

Sanitary installations:

- Tinned and painted with high quality water-based paint with a matt finish of the Vinylsilk type by Cin or similar.

Vinylsilk by Cin or equivalent and glass tessellation coating or similar in the shower area.

Kitchens:

- Tinned and painted with high quality water based paint with a matt finish of Vinylsilk by Cin or equivalent and glass tessellation or similar in the shower area.

Vinylsilk by Cin or equivalent, cladding in Black Granite Angola or similar between units.

Bedrooms, Living Rooms and Halls:

- Tinned with high quality water based paint finish with matt finish of Vinylmatt by matte finish of the Vinylmatt type by Cin or similar.

#### FLOOR

Sanitary installations:

- coating in Black Granite Angola or similar.

Kitchens:

- coating in Granite Negro Angola or similar.

Bedrooms, Living Rooms and Halls:

- flooring in Oak Multilayer or similar.

#### KITCHEN

- Thermolacquered furniture or similar.

- Siemens appliances or similar (hob, oven, extractor fan, dishwasher combined and microwave), sink with skimming tray, cutlery holder and waste bin.

#### SANITARY INSTALLATIONS

- VARINO type suspended ceramics or similar.

- Suspended unit in lacquered mdf dark grey.

- VARINO customised model taps.

- Polished stainless steel plinth.

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## CARPENTRY

- Skirting boards and internal doors in wood, lacquered white or similar.
- built-in wardrobes in all bedrooms, lacquered white, interior finish in top-case (cancun).
- interior finish in top-case (cancun or similar) and led lighting with sensor or similar.

## FACADES

- External cladding with "Cappotto System" thermal insulation and white glass tessellation type Porcelanosa or similar.
- Terraces with pavement covered with Yellow Granite or similar. Balconies with pavement covered with White sandstone with pigment or similar.
- Main entrance door to the building with code and automatic gate to access the garages.
- Colour video intercom.
- High security armoured entrance doors to the flats, Dierre brand or similar.
- Arkial type aluminium frames with thermal and acoustic characteristics, with thermal cut and double glazing.
- materials and solutions with excellent thermal and acoustic insulation.
- interior electric blinds, in thermo-lacquered aluminium with high density polyurethane insulation in insulation in bedrooms.
- Pre-installation of air conditioning in living rooms and bedrooms.
- Pre-installation for central vacuuming.
- Pre-installation of sound system.

NOTE: The areas indicated on the plan correspond to the usable areas of each space and are merely indicative and approximate to the final result. The images of the development presented here are merely visual anticipations of the final product. During the course of construction the development may, for technical or commercial reasons, undergo alterations or variations. The furniture and decorative items shown are merely indicative and are not included in the final product to be marketed.

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## Property Features

- Dishwashing machine
- Air conditioning pre installation
- Proximity: Pharmacy, Public Transport, Public Swimming Pools, Playground, Shopping, Beach, Restaurants, City
- Garage
- Floors: 8
- Views: Sea views, Mountain views, Garden view
- Double glazing
- Main drainage
- Energetic certification: A
- Fitted wardrobes
- Home automation pre installation
- Garden
- Built year: 2023
- Kitchenette
- Lift
- Electric garage gate
- Uninterrupted views

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