



## Tabua - Villa



3

Bedrooms



2

Bathrooms



146

Area (m<sup>2</sup>)



408

Land Area (m<sup>2</sup>)



**550 000 €**

(EUR €)

## Superb modern bungalow for sale in Ribeira Brava

\* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \* EXCLUSIVE \*

Exquisite Contemporary Bungalow for Sale in Ribeira Brava

This remarkable modern bungalow, located in the tranquil environs of Ribeira Brava, presents an exceptional opportunity for those seeking the convenience of single-story living in a contemporary, minimalist design. The residence boasts an inviting open-plan living area seamlessly integrated with a well-appointed kitchen, offering access to an impressive barbecue area suitable for year-round use. Three generously-sized bedrooms, including one master suite, cater to your comfort needs.

Situated at a low altitude of 211 meters, this property features a modest garden area that requires minimal upkeep, allowing you to relish the surrounding natural beauty with ease. Revel in

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)



breathtaking views of the majestic mountains and the serene ocean. While there is no garage, ample space is available for the addition of a carport capable of accommodating two or more vehicles.

Remarkably, this offering includes all the tasteful furniture, ensuring a seamless transition into your new abode. Our agency is pleased to offer a diverse selection of properties tailored to meet your specific preferences. Please do not hesitate to contact us for further inquiries and detailed information. Your dream property awaits.

### Ribeira Brava: A Picturesque Gem in Madeira, Portugal

Nestled along the enchanting coastline of Madeira, Portugal, the municipality of Ribeira Brava is a captivating destination that offers a blend of natural beauty, cultural richness, and warm hospitality. Here, we delve into the essence of this remarkable municipality, providing you with a glimpse of its allure.

**Scenic Splendor:** Ribeira Brava is blessed with a breathtaking natural landscape. The municipality's name, which translates to "Wild River," pays homage to the meandering waterways that flow through its lush valleys. Verdant hillsides covered in terraced vineyards, orchards, and exotic flora create a tapestry of vibrant colors and textures. The surrounding mountains, including the imposing Encumeada and Central Mountain Range, provide a dramatic backdrop to the coastal beauty, making it an ideal destination for nature enthusiasts and photographers.

**Coastal Charms:** Ribeira Brava boasts a charming waterfront, offering both locals and visitors a tranquil escape by the sea. The picturesque promenade is perfect for leisurely strolls, with cafes and restaurants serving delicious seafood cuisine. The warm, inviting waters beckon swimmers, while the black sand beaches provide a unique contrast to the azure Atlantic Ocean.

**Cultural Heritage:** Steeped in history, Ribeira Brava has preserved its cultural heritage through architectural treasures like the Church of São Bento, a stunning example of Manueline architecture. The town's streets are lined with traditional Madeiran houses, some adorned with colorful azulejos (painted ceramic tiles), providing a glimpse into the island's rich past.

**Festivals and Traditions:** The municipality comes alive with vibrant festivals and traditions that reflect Madeira's unique culture. From the lively Carnival celebrations to the religious processions during Holy Week, Ribeira Brava offers an authentic taste of local life. The annual Madeira Wine Festival, showcasing the region's renowned fortified wine, is a highlight not to be missed.

**Outdoor Adventures:** Nature enthusiasts will find Ribeira Brava to be a paradise for outdoor activities. Hiking trails crisscross the verdant landscapes, offering breathtaking vistas and opportunities to explore the island's diverse ecosystems. Birdwatchers will delight in the avian diversity found in the region.

**Warm Hospitality:** Ribeira Brava is known for its warm and welcoming atmosphere. The locals, known for their friendliness and hospitality, making visitors feel like part of the community.

Whether you seek the tranquility of nature, the charm of coastal living, or an immersion in Madeira's

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rich culture, Ribeira Brava promises a memorable experience. This enchanting municipality invites you to explore its wonders and create lasting memories in one of Portugal's most picturesque settings.

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 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

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the property price or agent commission.

## Property Features

- Washing machine
- Fitted wardrobes
- Proximity: Airport, Restaurants, Pharmacy, Public Transport, Schools
- Built year: 2020
- Laundry
- Solar system
- Double glazing
- Pantry
- Main drainage
- Barbecue
- Wifi Network
- Energetic certification: B
- Dishwashing machine
- Equipped kitchen
- Garden
- Floors: 1
- Drive way
- Views: Sea views, Mountain views, Garden view
- Electric gates
- Bread oven
- Quiet Location
- Sealed land area
- Uninterrupted views
- Solar orientation: South

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