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Friendly Real Estate

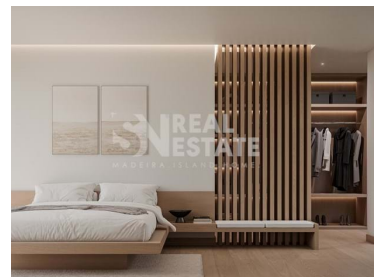
071823

Reference

Scan the QR code to view the property



## Estreito da Calheta - Villa



**3** Bedrooms    
 **6** Bathrooms    
 **299,88** Area (m<sup>2</sup>)    
 **709,87** Land Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
**2 500 000 €** (EUR €)

### Luxury Residence

Come and discover this magnificent villa, exquisite for its luxury and quality, it is under construction, located in the picturesque parish of Estreito da Calheta. Set on a generous plot of land of 709.87 m<sup>2</sup> and a gross construction area of 299.88 m<sup>2</sup>, this luxury villa offers the perfect balance of interior and exterior space. With 3 suites facing south, equipped with wardrobes and bathrooms. Social area in open space, with living room and equipped kitchen, a storage space, support bathroom, access to the garage can be done through stairs or elevator and also access to the pool and jacuzzi, this property is ideal for those looking for a spacious and comfortable home.

The highlight of this property is its private pool, perfect for enjoying the sunny days of Madeira Island. In addition, the villa has a garden with plants from Madeira, large garage, air conditioning, elevator and a convenient central location, with proximity to some services, such as supermarkets, health center, restaurants, leisure areas, padel courts, marina, beaches, gyms, among others.



**Lucas**

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AMI 13770

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



With construction expected to be completed in 2024, this is the perfect opportunity to acquire a luxury property in a prime location. With class A energy certification, this is a house that combines comfort with energy efficiency. Don't miss the opportunity to make this property your new dream home.

Equipment and materials :

SUITE 01:

- . FLOORING - OAK WOOD.
- . WARDROBE - OAK WOOD.
- . ELECTRIC BLINDS.
- . VENTILATION AND AIR CONDITIONING SYSTEM.

SANITARY INSTALLATION:

- . FLOORING – CERAMIC 1.20 X 1.20 ARGON BEADS.
- . COATING - CERAMIC 2.80 X 1.20 AURORA GOLD.

SANITARY EQUIPMENT:

- . BEYOND RIMLESS DUAL-TANK LOW TANK TOILET.
- . BEYOND - BIDET WITH HOLES FOR WORKTOP.
- . BEYOND - COUNTERTOP WASHBASIN.
- . PYROS - STONEX EXTRA-FLAT SHOWER TRAY.
- . WALLEGRA 001/03 - TAPS.

SUITE 02 AND SUITE 03:

- . FLOORING - OAK WOOD.
- . WARDROBE - OAK WOOD.
- . ELECTRIC BLINDS.
- . VENTILATION AND AIR CONDITIONING SYSTEM.

SANITARY INSTALLATION:

- . FLOORING - CERAMIC 1.20 X 1.20 ARGON BEADS.
- . COATING - CERAMIC 2.80 X 1.20 AURORA GOLD.

SANITARY EQUIPMENT:

- . SQUARE - RIMLESS TOILET.
- . SQUARE - COUNTERTOP WASHBASIN.
- . STONEX EXTRA-FLAT SHOWER TRAY.

LAUNDRY:

- . FLOORING - CERAMIC 1.20 X 1.20 ARGON BEADS.
- . FALSE CEILING.
- . ACRYLIC STONE COUNTERTOP.

OFFICE:

- . FLOORING – CERAMIC 1.20 X 1.20 ARGON BEADS.
- . FALSE CEILING.
- . VENTILATION AND AIR CONDITIONING SYSTEM.

SANITARY SERVICE INSTALLATION:

- . FLOORING - CERAMIC 1.20 X 1.20 ARGON BEADS.
- . COATING - CERAMIC 2.80 X 1.20 AURORA GOLD.

SANITARY EQUIPMENT:



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- . ROUND - WALL-HUNG TOILET.
  - . UNO RANGE COLUMN - WASHBASIN.
  - . WALLEGRA 001/3 - TAPS.
  - .. GARAGE:
  - . FLOORING - CERAMIC 1.20 X 1.20 ARGON BEADS.
  - . FALSE CEILING.
  - . CHARGERS, ELECTRIC CARS.
  - . SWIMMING POOL:
  - . COATING - TOGAMA 503 CERAMIC INSERT.
  - . JACUZI ATTACHED TO THE POOL.
  - . ELECTROLYSIS SYSTEM.
  - . HEATED WATER HEAT PUMP / PHOTOVOLTAIC SUPPORT.
- VY |

#### FACADES:

- . WALLS WITH HOOD SYSTEM INSULATION.
- . STAIR BOX - PHENOLIC PANEL IN GREEN COLOR.
- . LIVING ROOM/KITCHEN - SLIMSLIDE EVO VV SYSTEM.
- . ROOMS AND OTHERS – SLIMSLIDE EVO ST.
- . FRAMES AND ALUMINUM - ANODIZED NATURAL SAPA

#### LIVING ROOM:

- . FLOORING – CERAMIC 1.20 X 1.20 ARGON BEADS.
- . FALSE CEILING.
- . ELECTRIC BLINDS.
- . VENTILATION AND AIR CONDITIONING SYSTEM.

#### KITCHEN:

- . FLOORING – CERAMIC 1.20 X 1.20 ARGON BEADS.
- . FALSE CEILING.

#### SKYLIGHT OVER THE ISLAND.

- . IMEX ACRYLIC STONE COUNTERTOP AND ISLAND.
- . MIELLE KMDA 7272 FL-U SILENCE - HOB.
- . MIELLE DG 2840 - STEAM OVEN.
- . MIELLE M 7244 TC - MICRONDAS.
- . PIA – STAINLESS STEEL 50 X 40 X 20.
- . W7 SINK DART MIXER W/ SHOWER - TAP.

#### CORRIDOR/CIRCULATION HALL:

- . FLOORING – CERAMIC

Schedule your visit now!



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## Property Features

- Air conditioning
- Air Conditioning: sim
- Pool
- Views: Sea View, Vista Serra
- Built year: 2024
- Security alarm
- Central location
- Garage
- Nº Floors: 1
- Thermal insulation: sim
- Home Automation
- Garden
- Orientação: Sul, Este, Oeste
- Private condominium
- Lift
- Energetic certification: A
- Churrasqueira



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