



## Madalena do Mar - Villa



**2**  
Bedrooms

**1**  
Bathrooms

**187**  
Area (m<sup>2</sup>)

**1110**  
Land Area (m<sup>2</sup>)

**Garage**

**1 150 000 €**  
(EUR €)

### Plot of land with 2 villas ( Sea Front)

Be dazzled by this charming plot with 2 villas located in the picturesque parish of Madalena do Mar, Ponta do Sol, on the south coast of Madeira. This property is seen as an investment with a future, whether for housing or for tourist investment, it presents an authentic charm and a central location, on the seafront of Madalena do Mar, the villas need renovation, ideal for those looking to customize their refuge by the sea.

With a plot of 1110 square meters, providing immense potential to transform this space into a true paradise by the sea. It has a house next to the road on Avenida 1º de Fevereiro consisting of 2 floors and garage, the second villa on an upper terrace also with 2 floors ideal to enjoy the stunning views of the ocean.

A strong potential in terms of construction index either for housing or for a tourist project, according to the municipal master plan of Ponta do Sol for housing of 0.7 and for tourist development of 1.5.



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AMI 13770

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



If you are looking for the perfect balance between nature and gastronomy, this villa is the ideal choice. Don't miss the opportunity to transform this property into a true jewel by the sea, a place that offers not only a home, but also a peaceful and pleasant lifestyle. Contact us for more information and schedule your visit today, making it the ideal place for those looking for a peaceful life by the sea.

## Property Features

- Views: Sea View, Vista Serra
- Built year: 1938
- Walking distance to beach
- Terrace
- N° Floors: 2
- Orientação: Sul, Este, Oeste
- Roof terrace
- Central location
- Garage



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