

# €650,000

Ref: PP175538

107 sqm

This exceptional 2-bedroom apartment is located on the 3rd floor of a brand-new, secure gated community in Funchal. Designed for modern living, it offers a harmonious blend of comfort, functionality,...

• Pool

• A/C

• Garden

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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## Property Description

This exceptional 2-bedroom apartment is located on the 3rd floor of a brand-new, secure gated community in Funchal. Designed for modern living, it offers a harmonious blend of comfort, functionality, and breathtaking views of the ocean, mountains, and the charming city of Funchal. With its prime location, luxurious finishes, and a licensed short-term rental setup, this property is perfect for investors or those looking for a dream home in Madeira.

### Property Highlights

#### Prime Location:

Nestled in a tranquil yet accessible area, this apartment provides residents with a peaceful retreat while still being close to the heart of Funchal. Its elevated position ensures unobstructed views of the sparkling Atlantic Ocean, lush mountain ranges, and the vibrant cityscape below.

#### Licensed for Short-Term Rentals (AL):

This property already holds an AL (Alojamento Local) license, making it an excellent opportunity for those looking to generate rental income. With Madeira's growing popularity as a tourist destination, this apartment is poised to provide significant returns on investment.

### Interior Features

#### Two Spacious Bedrooms:

Bright and airy, both bedrooms are thoughtfully designed with modern finishes and ample wardrobe space to provide comfort and practicality.

#### Modern Bathrooms

Este apartamento dispõe de três casas de banho bem projetadas. Duas são suítes privadas, cuidadosamente concebidas para oferecer privacidade e conforto a cada quarto. A terceira é uma elegante casa de banho social, ideal para receber convidados. Cada casa de banho apresenta acabamentos contemporâneos, acessórios de alta qualidade e um design sofisticado que complementa o estilo de vida moderno.

#### Fully Equipped Kitchen:

The open-plan kitchen is equipped with state-of-the-art appliances, seamlessly blending functionality with style. With modern cabinetry and premium countertops, it's ideal for preparing meals or entertaining guests.

#### Elegant Living and Dining Area:

The spacious living and dining area is filled with natural light, creating a warm and inviting atmosphere. It opens directly onto the balcony, providing seamless indoor-outdoor living.

### Outdoor Features

#### Large Balcony with Stunning Views:

The generously sized balcony offers panoramic vistas of the ocean, mountains, and Funchal. It's the perfect spot to relax,

entertain, or enjoy a quiet morning coffee.

#### Garage Space:

The apartment comes with a secure private garage space, ensuring convenience and safety for residents.

#### Community and Amenities

#### Exclusive Gated Condominium:

Residents benefit from the privacy and security of living in a gated community. The development is newly built, offering modern infrastructure and a serene environment.

#### Move-In Ready:

This apartment is fully furnished with stylish, high-quality furniture, allowing you to move in immediately or start renting it out without any additional investment.

#### Proximity to Attractions:

The property is just minutes away from Funchal's vibrant city center, where you'll find a wide range of restaurants, shops, and cultural attractions. It's also close to the island's beautiful beaches and hiking trails, perfect for exploring Madeira's natural beauty.

#### Why Choose This Apartment?

This apartment is a perfect choice for anyone seeking a modern, hassle-free property in Madeira. Whether you're looking to invest in the lucrative short-term rental market or find a beautiful home to enjoy the island lifestyle, this property ticks all the boxes.

Don't miss out on this incredible opportunity. Contact us today to schedule a private viewing and take the first step toward making this exceptional apartment yours!

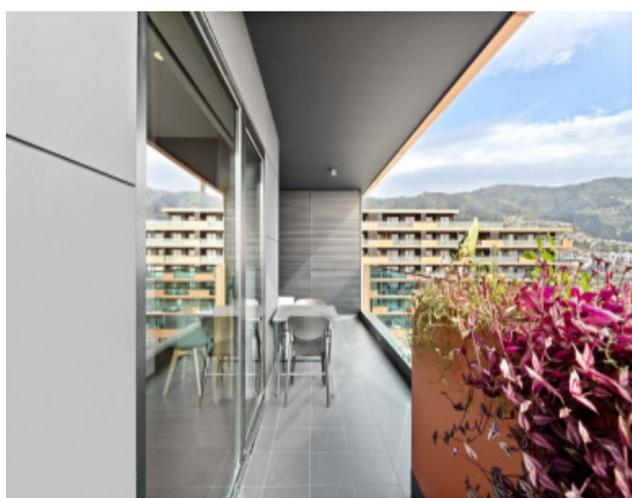
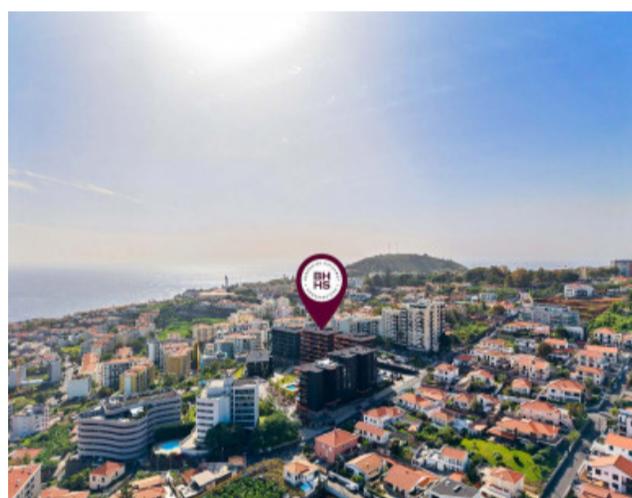
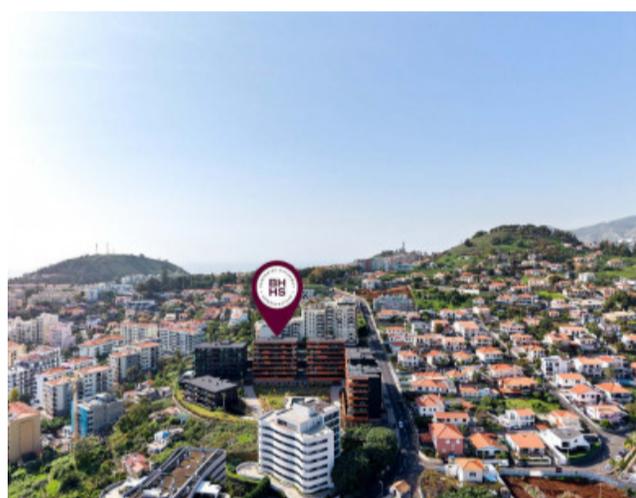
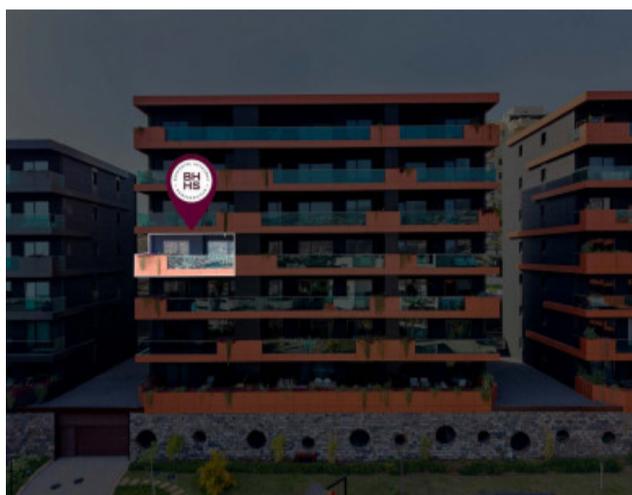
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# Gallery



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## Additional Details

### Property Features

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## Site Floorplan

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