



## São Martinho - Development



Garage



Swimming Pool

**215 000 €**  
(EUR €)

## APARTMENTS T1 UP TO T3 | PANORAMIC VIEW OF THE SEA AND FUNCHAL BAY | CLOSED CONDOMINIUM WITH SWIMMING POOLS AND GARDENS

High-quality development, with state-of-the-art technology so that you don't lack the necessary comfort.

The common spaces of the New Buildings provide: swimming pool, solarium, gym, and excellent green recreational areas, exclusive to residents.

### FINISHES:

- Floors of the sanitary installations and kitchens covered in black granite.
- Floors of bedrooms, living rooms and halls in multilayer oak flooring.

**T (+351) 968 400 217 <sup>2</sup> · E ap@finestproperties.pt**  
**Rua Ponta da Cruz nu. 34 – 3º CD | 9000 - 103 Funchal | Ilha da Madeira – Portugal**  
**AMI 17470**

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



- Polished stainless steel skirting boards in kitchens and sanitary installations.
- All interior joinery is lacquered in White
- Wardrobes to the ceiling and built-in in all rooms.
- Electric interior blinds in the bedrooms.
- Automatic access gate to the garages.
- Main entrance door of the building with security code.
- High security armored entrance doors to the apartments.
- Materials and solutions of excellent thermal and acoustic insulation.
- Color video intercom.
- Home Automation Base Installation.
- Pre-installation of air conditioning.
- Kitchens equipped with Bosh appliances (Hob, Oven, Extractor, Dishwasher), Sink w/legumeira, Cutlery holder and Garbage bucket.

Inserted in a closed condominium, with large private green spaces. There are almost 3000 m2 of gardens and outdoor leisure areas, with emphasis on the fitness area, children's playground and swimming pool.

- T1 (one bedroom) flats from EUR 215,000 - 1 parking space and 1 storage room
- T2 (two bedroom) flats from EUR 290,000 - 2 parking spaces and 1 storage room
- T3 (three bedroom) flats from EUR 460,000 - 2 parking spaces and 1 storage room

With a very central location, this development offers easy access to different areas of the city, being practical and facilitating your day to day.

Great investment conditions, call us to inform you.

Completion and keys delivery: July 2024.

We are waiting for you to give you more details about this magnificent development, don't miss this investment opportunity.

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## Property Features

- Dishwashing machine
- Equipped kitchen
- Laminated floor
- Air conditioning pre installation
- Pool
- Garden
- Garage
- Floors: 6
- Laundry
- Storage / utility room
- Video entry system
- Guest cottage
- Electric garage gate
- Quiet Location
- Solar heating
- Security door
- Energetic certification: A
- Mains water
- Fitted wardrobes
- Walk-in wardrobe
- Thermoaccumulator
- Solar panels pre installation
- Proximity: Shopping, Restaurants, City, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 2024
- Private condominium
- Drive way
- Views: Sea views, Mountain views, City view, Pool view, Garden view
- Lift
- Double glazing
- Main drainage
- Central location
- Irrigation System
- Uninterrupted views
- Solar orientation: South, East
- Balcony

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