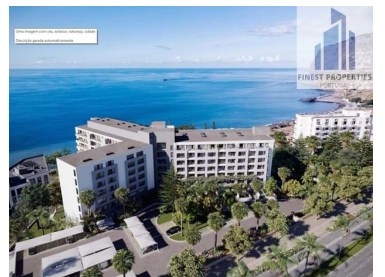









## São Martinho - Apartment



 1 Bedrooms  
 1 Bathrooms  
 97,4 Area (m<sup>2</sup>)  
 Garage  
 Swimming Pool

**395 000 €**  
(EUR €)

## 1 BEDROOM APARTMENT IN FIRST LINE OF THE SEA WITH BEACH ACCESS

### Madeira Residences By The Sea

1 bedroom apartment with balcony and parking on Estrada Monumental, in Funchal. The property has direct private access from Estrada Monumental to Praia Formosa and the walks by the sea. Nearby, everything within 200 m, supermarket, grocery store, bakery, pharmacy, hairdresser, rent a car, bars and restaurants. One of the island's three largest shopping centers is also 500 m away.

This 1 bedroom apartment with 82.8 m<sup>2</sup> of private gross area, located on the third floor of the Madeira Acqua Residences development, comprises a living room, kitchen, suite, bathroom and

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 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)



balcony.

The property also has a parking space and storage.

#### Features:

- Parking
- Balcony
- Collection
  - Panoramic sea view (180° amplitude)
  - Equipped kitchen (fridge, dishwasher, washing machine and dryer, induction hob, extractor hood and integrated microwave)
  - Efel Electric Apparatus, or equivalent
- Air conditioning
  - heat pump
- Led lightning
  - shower
- MDF wardrobes
- Elevator
  - Direct private access from Estrada Monumental to Praia Formosa
  - Communal infinity pool
  - common gym
- Gated community
- Restaurant
  - coworking space

Located in the west of Funchal, on the south side of one of the most emblematic roads, the splendid Estrada Monumental, with direct access to Funchal by this same main road. Baixa just 7 minutes by car and 30 minutes on foot. Easy access to the main roads, to move around Funchal and other regions of Madeira Island. Nearby, everything within 200m, supermarket, grocery store, bakery, pharmacy, hairdresser, rent a car, bars and restaurants. One of the island's three largest shopping centers is also 500 m away.

Just 50m from the condominium's private elevator is the largest beach in Funchal, Praia Formosa, as well as the Passeio Marítimo between Lido and Câmara de Lobos.

Lifestyle on the first line of the sea, Sea and Beach View with a Fantastic Sunset over the Atlantic Ocean.

Come and Discover this Magnificent Development Under Construction.



## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Walk-in wardrobe
- Pool
- Garden
- Garage
- Floors: 10
- Laundry
- Storage / utility room
- Frontline property
- Lift
- Double glazing
- Walking distance to beach
- Gym
- Security door
- Energetic certification: A
- Mains water
- Washing machine
- Air conditioning
- Equipped kitchen
- Thermoaccumulator
- Proximity: Beach, Shopping, Restaurants, City, Pharmacy, Public Transport, Public Swimming Pools
- Terrace
- Built year: 2023
- Private condominium
- Drive way
- Views: Sea views, Beach view, Pool view, Garden view
- Video entry system
- Guest cottage
- Electric garage gate
- Quiet Location
- Irrigation System
- Uninterrupted views
- Solar orientation: South, West
- Balcony

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