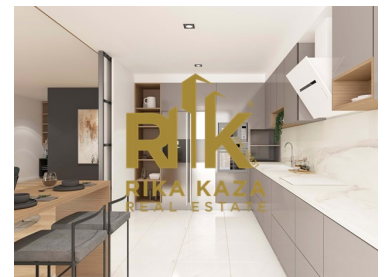




## São Martinho - Apartment



**2**  
Bedrooms

**2**  
Bathrooms

**258**  
Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**990 500 €**  
(EUR €)

### 2+1 bedroom penthouse with private pool and sea view

Located in the charming city of Funchal, this new two-bedroom apartment is the perfect choice for those looking for luxury and convenience. With a total area of 258m<sup>2</sup>, including a large balcony, this property offers a breathtaking view over the city and the sea.

The apartment has high quality finishes and is equipped with a home automation system, double glazing, electric shutters and a fully equipped kitchen.

Its central location provides easy access to various amenities such as beaches, shops, restaurants, and public transportation. In addition, the building offers a garage, elevator, and 24-hour security, ensuring comfort and tranquility to its residents for a modern and sustainable lifestyle.

The location assures its residents of availability of time to live and be close to everything we need on a day-to-day basis, to be...



**Ricardina Santos**

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Close to the beach... for a swim in the morning,  
Close to gardens and the promenade....for a stroll through the gardens and a jog  
Close to restaurants and cafes... for a taste of the local gastronomy and a walk through the commercial fun.

High quality finishes, conception and design. Selection of reference brands in the market.

#### MATERIALS

The interiors have all been carefully designed for an urban family that needs pleasant and spacious social spaces, comfortable bedrooms and sanitary facilities with smart storage areas.

#### FLOORS

Light-coloured porcelain stoneware and multi-layer oak wood flooring or similar.

#### WALLS

Sprayed stucco with a smooth finish and painted with coloured plastic paint white, Cin Cinacryl type or similar and porcelain stoneware notes.

#### CEILINGS

Sprayed stucco with a smooth finish and painted with coloured plastic paint white, Cin Vinylmatt type or similar.

#### FRAMES

Made of lacquered aluminium with double glazing.

#### KITCHEN FURNITURE

In water-repellent MDF, with the upper ones lacquered in gray and notes in wood with Silestone or Kryon top, and it is equipped with extractor fan, hob, oven, microwave and dishwasher.

#### GATEWAY

Armored door with security lock.

\*Pre installation of air conditioning and heat pump

\*Expected to be completed in May 2024

Are you curious?

Come and see this magnificent apartment...

You can count on the professionalism of our team at every stage of the process.

Book your visit now!

Rika Kaza - AMI: 19631



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## Property Features

- Air conditioning pre installation
- Electric curtains
- Fitted wardrobes
- Pool
- Built year: 2023
- Closed Garage
- Solar orientation: South
- Central location
- Security door
- Lift
- Storage / utility room
- Mains water
- Domotics
- Video entry system
- Equipped kitchen
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Floors: 6
- Electric garage gate
- Views: Sea views, City view
- Walking distance to beach
- Double glazing
- Balcony
- Energetic certification: A
- Main drainage



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