



## Monte - Villa



3	4	244	410			<b>1 500 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### 3 bedroom villa with infinity pool and bay view

Located in the picturesque city of Funchal, this three-bedroom villa spread over three floors is perfect for those looking for location, comfort, space and functionality.

#### Ground Floor – Living and Leisure Spaces

Upon entering, it is impossible not to be enchanted by the large living and dining room in open space, where natural light floods the spaces through the large glass doors. The harmony between the social environments and the kitchen is ideal for those who enjoy moments of conviviality, offering a continuous view to the outside.

A modern and functional kitchen with an island allows for greater conviviality and connection with the entire social area. It is fully equipped with appliances, electric hob, extractor fan, oven, microwave, fridge, dishwasher and a laundry space.

Still on the ground floor, there is a guest toilet and stairs and elevator that lead to the upper floor.



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The highlight of this area is the exterior with the private infinity pool with fresh water with solarium space and outdoor shower and its garden with automatic irrigation system.

#### Upper Floor – Comfort and Privacy

Here, the panoramic view of the sea transforms every moment into a unique experience, where the beauty of nature blends perfectly with contemporary design and high-quality finishes.

This floor has a large suite, all designed to offer maximum comfort, with its private bathroom and walk-in closet.

Two other bedrooms complete the night space, with built-in closets and a bathroom to support both. The large glass windows allow for a total connection with the landscape, providing a breathtaking view of the city.

#### Garage and Basement – Functionality and Practicality

With efficient organization and generous space, this garage allows the parking of two vehicles. It has a toilet, a technical area and an elevator.

The property also has two more uncovered parking spaces outside.

#### Equipped with:

- Elevator connecting the 3 floors
- Air conditioning in the living room and bedrooms,
- Heat pump,
- Central vacuum,
- Photovoltaic panels,
- Passive ventilation through aluminum frames,
- Double glazing with thermal cut,
- Automation
- Technical area,

The location of this property is truly unique, being in a quiet area with stunning views over the city of Funchal and the sea. In addition, the villa is located 8 min from the city of Funchal, 15 min. from the airport, a few minutes' walk from the bakery, and public transport, ensuring convenience and ease of travel.

Don't miss the opportunity to acquire this incredible property that combines luxury, beauty and convenience.

Are you curious?

Come and see this magnificent villa...

You can count on the professionalism of our team, at all stages of the process.

Book your visit now!

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## Property Features

- Air conditioning
- Domotics
- Fitted wardrobes
- Bomba de Calor
- Garden
- Photovoltaic panels
- Floors: 3
- Closed Garage
- Open Space Kitchen
- Height above sea level: 320
- Central location
- Lift
- Storage / utility room
- Automatic irrigation
- Main drainage
- Central vacuum system
- Laundry
- Walk-in wardrobe
- Pool
- Proximity: Airport, Mountain, Beach, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools
- Built year: 2024
- Parking lot
- Electric garage gate
- Views: Sea views, Marina view, City view, Pool view, Garden view
- Quiet Location
- Double glazing
- Balcony
- Energetic certification: A+
- Mains water



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