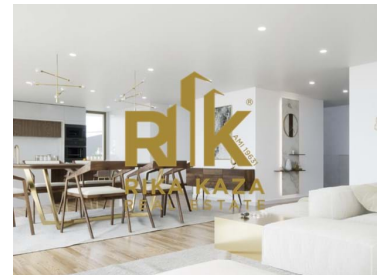




## Calheta - Villa



**3** Bedrooms  
**4** Bathrooms  
**470** Area (m<sup>2</sup>)  
**670** Land Area (m<sup>2</sup>)  
 Garage  
 Swimming Pool

**2 280 000 €**  
(EUR €)

### Luxury 3 bedroom villa with stunning sea and pool views

Implanted in order to make the most of the infinite view over the Atlantic and the consequent sun exposure, this villa ensures the best possible framing with its surrounding landscape.

With a T3 typology and approximately 470m<sup>2</sup> of gross construction area, the house is distributed over 3 floors, consisting of:

#### Floor -1

- Garage
- Storage space
- Technical area

#### Floor 0



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- Office
- TOILET
- Laundry
- Dispensation
- Open plan kitchen
- Living room and dining room
- Swimming pool with solarium space
- Garden

#### Floor 1

- Two suites with en-suite bathrooms and built-in closets
- Master suite with walk-in closet and en-suite bathroom
- Balcony with access to all suites

The volume is sophisticated and regular, with contemporary features, quality materials, excellent finishes and low maintenance, which age while preserving their original characteristics.

Located in one of the main cities of the island of Madeira, Calheta, with a quiet location and proximity to restaurants, beaches and mountains, it enjoys the proximity to the capital Funchal (30 min) and Madeira International Airport (40 min) being the perfect refuge for those looking for quality of life.

Are you curious?

Come and see this magnificent villa...

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

Book your visit now!

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## Property Features

- Pool
- Proximity: Mountain, Beach, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Playground
- Floors: 1
- Closed Garage
- Open Space Kitchen
- Quiet Location
- Balcony
- Mains water
- Garden
- Built year: 2024
- Parking lot
- Electric garage gate
- Views: Sea views, Pool view
- Double glazing
- Energetic certification: A
- Main drainage



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