



## Apartment - 2 Bedrooms - Funchal



### Agenten-Info

Name:	João Andrade
Name der Firma:	Pink Real Estate
Land:	Portugal
Erfahrung seit:	2006
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French, German, Polish, Portuguese, Spanish
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 3,100,000

### Standort

Land:	Portugal
Staat/Region/Provinz:	Madeira
Adresse:	Funchal (Sé)
Veröffentlicht:	12.02.2025

### Beschreibung:

Located in the heart of the city of Funchal, this three-bedroom apartment offers luxury, convenience and well-being.

Centrally located, privileged and with all services close by, this property under construction is perfect for those looking to live close to all amenities and within walking distance of the beach. The development consists of 3 blocks and only 36 units with typologies T1, T2 and T3. "Uptown Lux" offers a sophisticated and personalized lifestyle in the heart of Funchal.

Enjoy panoramic views of the city, bay, and sea, and relax on your private balcony. Thermal and acoustic comfort is guaranteed by state-of-the-art solutions, providing a quiet and pleasant environment.

### GENERAL INTERIOR FINISHES

Multilayer flooring in Ribadão wood - European oak in the living room, bedrooms, closets, circulation areas;

Doors, linings, gasket mats in white;

False ceiling in plasterboard;



Inner wardrobes MDF melanin with linen finish;  
Matte walnut handle.

## KITCHENS

Modern design kitchen furniture wood color matt walnut type;  
Walls between furniture covered in silestone and backsplash;  
Bosch Brand Appliances - Induction hob, extractor fan, built-in oven; Microwave; fridge fridge freezer and dishwasher;

## COMMON BATHROOM SUITE

All bathroom walls covered with Margres-Kerlite ceramic;  
Mirror with LED lighting;  
Furniture in MDF Water-repellent door tic-tac system finish corrugated wood color matt walnut type;  
Silestone washbasin countertop;  
Scarabeo toilet;  
Built-in shower tray includes screens glass door;  
Overhead shower.

## LAUNDRY

Bosch washing machine;  
Sanidusa tank;  
Niche in matte walnut;  
Silestone countertop and backsplash;  
Margres kerlite flooring.

## FACILITIES AND EQUIPMENT

System consisting of energy-efficient heat pump A, allowing energy savings of more than 75%.  
Air conditioning.

## GENERAL FINISHES

Acoustic certification Double walls with mineral wool between fractions;  
Concrete floors with acoustic blanket;  
Hydropressor plant.

## EXTERIOR FINISHES

Exterior walls covered with rigid Polystyrene panel or sprayed thermal plaster and plastic paint.  
Anodized black aluminum frames with double glazing.  
Security door with Walnut panel.  
Balconies and terraces in ceramic mosaic.

## SEVERAL

Smart Home System with interconnection and application with control of:  
Fire detector;  
Flood detector (automatic water shut-off);  
Alarm;



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Pre-installation of control lights and other systems including air conditioning; heat pump; Lights; Switches; Blinds;  
Main Door Lock of the apartment.

Class A energy certification ensures energy efficiency, providing a sustainable and environmentally friendly atmosphere.

Don't miss the opportunity to purchase this magnificent property and enjoy the best that Funchal has to offer. Schedule your visit now! - REF: 8776

Gebaut: 2025

### **Allgemein**

Schlafzimmer: 3  
Badezimmer: 4  
Fertige m<sup>2</sup>: 179,8 m<sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: 8776

