



## Hotel For Sale in Funchal



### Information de l'agent

Nom:	Lucia Da Silva
Nom de compagnie:	Prime Properties
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,769,271

#### Location

Pays:	Portugal
État/Région/Province:	Madère
Ville:	Funchal
Adresse:	São Martinho
Soumis:	05/06/2020

#### Description:

Having opened in 2000 the hotel has been open and running successful for a number of years.

The family-run hotel, is located in the outskirts of Funchal, about 10 minutes from the centre of Funchal, and offers 8 self-catering studios, all with ocean views and featuring a seating area with a cable TV and a private bathroom.

Each apartment has a tv and a fully equipped kitchen fitted with a stove, a refrigerator, a microwave, a kettle and a coffee machine.

Close to restaurants, bus stops, supermarkets .

Property includes solar panels, reservoir with 1000l of hot water, reservoir with 20 000l drinking water, 2 garages for 3 + 2 vehicles, Maid's room with bathroom, dining room, winter garden, about 150m2 of arable land, reception area, 1 W C for men, 1 W C for women,

We have a selection of different properties available to fit all your requirements so call us to enquire further and obtain more information.



## BY APPOINTMENT ONLY

For those considering an investment in a luxury residence as a second (holiday) home or as a retirement destination, consider the advantages that Madeira Island has to offer:

Security. Madeira is virtually crime free and one of the safest holiday destinations in the world!

Sub-tropical climate - warm & pleasant year round.

Natural beauty - lush & colourful, known as the ""Garden or Pearl of the Atlantic"".

Ease of access - within 3 hours flight time from most European cities, direct flights from over 40 destinations in Europe, daily flights to London and Lisbon.

Protected environment - 70% of the island is protected parkland & forest.

Activities Amenities - wide range of sports & leisure activities; two Golf courses near to Funchal

Tourist infrastructure - long known as a quality tourist destination, with lots to see & do

Quality of life - a friendly, safe & clean place to visit and to live in.

## Legal and fiscal situation

Property transfer taxes - IMT tax, Stamp duty, registration and notary fees - max. 7%

Inheritance tax - Effective 1st January 2004, inheritance tax abolished in Portugal. There is still a 10% stamp duty charge though on transfer of assets. Gifts donations to a spouse (husband or wife), children, parents or grandparents are exempt.

Capital gains tax - Flat 25% tax levy on all capital gains affected by non-residents.

Portuguese (EU) Residence Permit - Since July 2012, the NON-EU PURCHASER has a right to apply for a Portuguese residence permit (with subsequent freedom of movement in Schengen countries) following purchase of real estate in Portugal with A MINIMUM INVESTMENT OF 500.000

Non-Habitual Residents Regime - offering fiscal advantages particularly to non-Portuguese retirees taking up residence in Portugal

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We provide excellent after sales service.

Our services at Prime Properties Madeira are free of charge to you and do not incur any mark-ups on the property price or agent commission. - REF: #1143

Nouveau: Non

### Commun

Chambres: 8

Salle de bains: 10



Pied carré fini: 825 m<sup>2</sup>  
Dimensions du lot: 695 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: #1143

