



## Coffee Shop / Snack Bar For rent



### Agent Info

Naam: Lucia Da Silva  
Bedrijfsnaam: Prime Properties  
Madeira  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Huur  
Prijs: EUR 1,000

#### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Madeira  
Plaats: Câmara de Lobos  
Adres: Estreito de Câmara de Lobos  
Geplaatst: 12-07-2022  
Omschrijving:

Snack-bar Restaurant for rent located in the area of Câmara de Lobos, close to schools, Social Security services, Health Center and other services, in operation, with terrace, kitchen, has covered parking in the basement and storage room, much potential. New one year renewable contract to be signed with the Landlord.

Storage room on the ground floor.

NOTE: The areas indicated on the plan correspond to the usable areas of each space and are merely indicative and approximate to the final result. The images of the development presented here are merely visual anticipations of the final product. During the course of construction the development may, for technical or commercial reasons, undergo alterations or variations. The furniture and decorative items shown are merely indicative and are not included in the final product to be marketed.

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

## ABOUT PRIME PROPERTIES MADEIRA REAL ESTATE

Discover the perfect home for you in Madeira, Portugal today!

Prime Properties Madeira Real Estate is a local, well-established, licensed, real estate agency providing a complete service to international buyers looking to invest in Madeira, Portugal whether for holiday homes or permanent living residence. Our properties include villas, houses, quintas, apartments, land and commercial properties. We also offer a PROPERTY FINDING SERVICE, working with a few select real estate agencies in Madeira to deliver a personalised service through the entire purchase process from viewings, negotiation, legal expertise, mortgages, relocation etc. We pride ourselves on working together to European standards of honesty, integrity and transparency. We provide excellent after sales service. -

REF: 1138

Nieuw:	Nee
Gebouwd:	2006

### **Algemeen**

Slaapkamers:	1
Badkamers:	1
Afgewerkte vierkante meter:	49,5 m <sup>2</sup>
Lot Afmeting:	49,5 m <sup>2</sup>

### **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

1138

