



## LAND FOR INVESTMENT CANIÇO DE BAIXO



### Информация об агенте

Название:	Silvio Costa
Название компании:	Ellevar Properties
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English, Portuguese
Веб-сайт:	<a href="https://www.ellevar.pt">https://www.ellevar.pt</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 647,586.91

### Местоположение

Страна:	Португалия
Область:	Madeira
Город:	Санта-Круш
Адрес:	Caniço
Добавлено:	10.07.2024
Описание:	

Take the opportunity now to make your investment, in one of the best areas to live, land index construction index U-4 Caniço de Baixo; maximum construction index 1.00;

- Maximum percentage of covered area 60%;
- Maximum percentage of waterproofed surface 60%
- Average height number in number of floors 4

Being able to highlight Tereno in 2 lots Opportunity to build 2 VILLAS, or the construction of a SMALL BUILDING up to 4 floors maximum, or for investment, in this excellent land with about 900 m2.

To the east of Funchal, about 7 km away, is the village of Caniço, much sought after by German tourists. The village now has about 10,000 inhabitants.

Two other districts are Caniço de Baixo and Garajau, located directly on the coast. In Caniço de Baixo in particular, tourism has developed rapidly in recent years. At the end of the 60s there was only an old country house near the coast, the ruins of which can still be seen today. Because the land there was very barren and unusable as a landscape, the locals initially thought it was useless. In the nearby bay of the Three Kings, only a few fishermen settled, who went out to fish towards the Desertas Islands.

Today, Caniço de Baixo is Madeira's most popular holiday resort next to Funchal. Many Germans have



built a holiday home here or settled permanently. There are many villas with beautiful manicured gardens, but hoteliers also discovered the beautiful location on the gently sloping hillside and built tourism.

Here there are also several bathing options: either on the rocky coast of the Lido Galomar or on the Lido Rocamar. While the former is public and can be reached by elevator (entrance), the Lido Rocamar is intended for hotel guests only. A small coarse pebble public beach, Reis Magos, can be found at the Hotel Oasis Atlantic.

In the district of Garajau there is a panoramic terrace, Ponta do Garajau, from where you have a wonderful view of Funchal. In 1927, a larger-than-life statue of Christ was erected here. Here there are also some shops and restaurants, as well as a small supermarket.

- REF: 04EXE/2024

Построен: 1970

## Общие

Спальни: 5  
Ванные комнаты: 3  
Готовые кв.м.: 900 кв м  
Площадь участка: 900 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: 04EXE/2024

