



**Stunning views from this family villa in Garajau**

**Ref: Cedro**



<b>Bedrooms:</b>	3	<b>Status</b>	For Sale	<b>Plot Size:</b>	750 m2
<b>Bathrooms:</b>	4	<b>Price:</b>	1,100,000€	<b>Construction Year:</b>	1992
<b>Ref:</b>	Cedro			<b>Gross Area:</b>	352 m2
<b>Condition:</b>	Used				



Discretely merging with the natural rocks, this three-bedroom villa seems to have a bond with the surrounding nature. Its position guarantees privacy and the most appealing views towards the ocean and Funchal outer harbour.

Located in an upmarket residential area in Garajau, just a few metres from the edge of the cliff, the property offers a garage for two cars, a barbecue, and an extensive salon at the pool level, with potential for a self-contained apartment.

The imposing main entrance door, hidden between the mature olive and pine trees to the rear, leads down to the open-plan living area, defined by an impressive natural rock wall to the east. Featuring solid wooden floors in Jatobá wood, and a concrete modern height ceiling, it offers a relaxing and comfortable environment: an open fireplace for the colder nights and direct access to the full-length veranda, featuring the most superb panoramic views. A guest WC has been discreetly built in to the rear wall and passes unnoticed as a white cupboard door.

The dining area, elegantly furnished and decorated, is ample and features the same ocean views. Located to the west, the kitchen is fully fitted and has modern cupboards lacquered in white with silestone worktops. A laundry and storage technical room complete the accommodation at this level.

The perfect outside dining spot is on the covered veranda accessed from the living room, from where the extraordinary views and the peace and quiet of this privileged location can be enjoyed year-round.

The property offers three bedroom suites on the top floor. All of them feature white fitted wardrobes, solid wooden floors and direct access to the full-length veranda facing south-west. From here it is possible to have a glimpse of the Cristo Rei statue to the east, however the main views are facing south-west, towards the ocean and Funchal outer harbour.

The main bedroom is quite generous in size and features a walk-in closet. The master bathroom, modern, ample, and bright, offers a comfortable walk-in shower.

At the pool level there is an extensive salon of approx. 120m<sup>2</sup>, with an independent open-plan kitchen, fully fitted with Teka appliances. This area features exquisite high ceilings and solid wooden floors (pitch pine), a generously sized storage and pantry. It could be used as a games room, an atelier, a home office or reconverted into an independent apartment, as it already features a fully fitted bathroom.

The mature cedar trees next to the swimming pool keep the lawn extremely private from the neighbours, and on the other side, the rocky ground guarantees that nobody can peek from the road to the generously sized pool and decking area. The pool shower is hidden in a wall clad in stone, featuring some fern.

On the east side of the garden there is a traditional built-in Madeiran barbecue.

The property houses a garage for two cars with automatic door, with natural light and direct access to the upper floor veranda.

This villa must be seen to be fully appreciated, with its successful fusion of traditional, contemporary and embedded in its natural environment.

The property is at a 5 minutes walking distance from the local shops, cafés, restaurants and supermarkets in Garajau, just 7km from Funchal, an ideal family home, ready to walk in and use. - REF: Cedro



### **General**

- ✓ Views: City view
- ✓ Floors: 3
- ✓ Frontline property
- ✓ Quiet Location
- ✓ Uninterrupted views
- ✓ Solar orientation: West
- ✓ Built year: 1992
- ✓ Drive way
- ✓ Views: Sea views
- ✓ Solar orientation: South
- ✓ Storage / utility room
- ✓ Electric garage gate
- ✓ Views: Marina view
- ✓ Fitted Wardrobes
- ✓ Terrace

### **Exterior**

- ✓ Proximity: Shopping
- ✓ Proximity: Public Transport
- ✓ Garden
- ✓ Barbecue
- ✓ Proximity: Pharmacy
- ✓ Proximity: Golf course
- ✓ Proximity: Restaurants

### **General**

- ✓ Walk-in wardrobe

### **Rooms**

- ✓ Laundry
- ✓ Garage
- ✓ Basement

### **Equipment**

- ✓ Fireplace

### **Garden**

- ✓ Pool
- ✓ Automatic Irrigation



**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Santa Cruz