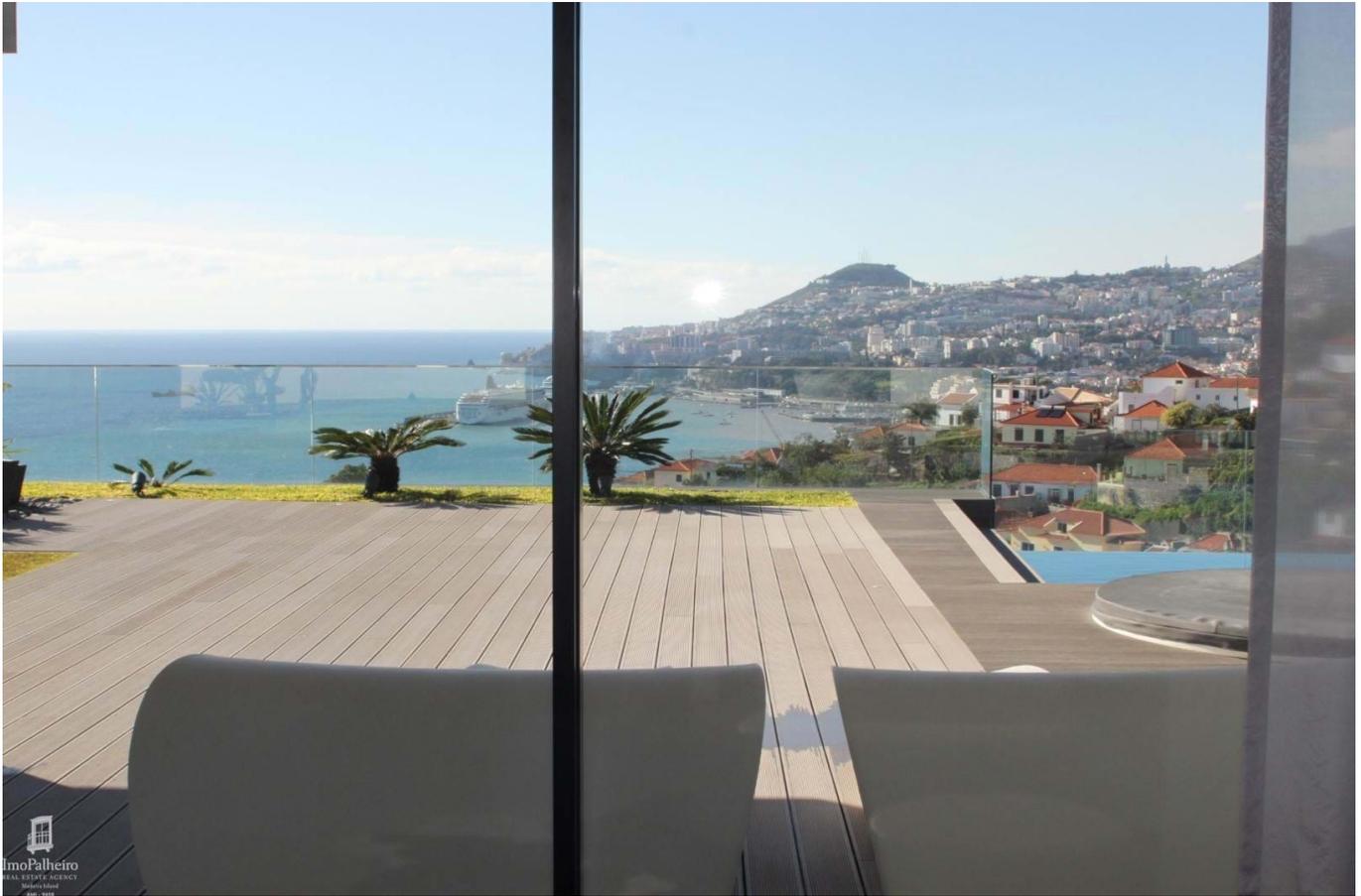




Exquisitely designed, excellently finished and fully furnished designer 3-bedroom villa Ref: Lazareto



Bedrooms:	3	Status	For Sale	Plot Size:	763 m2
Bathrooms:	5	Price:	1,550,000€	Construction Year:	2012
Ref:	Lazareto			Gross Area:	366 m2
Condition:	Not applicable				



Tranquil, spacious, luxurious, sunny and bright... there is no better way to describe this stunning three bedroom villa, situated in São Gonçalo, within easy reach of the Funchal old town. This property stands out for its contemporary design and exquisite finishing. The views could not be more appealing; Funchal Bay and the Atlantic Ocean on the horizon. Featuring three generously sized bedrooms with ensuite bathrooms, ample living & dining areas, an inviting and functional kitchen, and an additional gymnasium and games room with wellness area, the 763 m2 plot still offers an exterior swimming pool and an extensive garage.

Built in 2013 as a modern family home, fresh and easy to maintain with top quality materials, this superb villa was also designed to grant direct sunlight and sea views to most internal areas. Interior lighting is hardly necessary during daylight hours. The villa is located in a small condominium of just 4 plots, guaranteeing complete privacy. A wide driveway leads directly into the extensive garage with automatic doors.

Exterior steps lead up to the property, and the entrance to the villa is made from the east, through a majestic modern main entrance door. The split-level open plan living dining area is extremely spacious but nevertheless feels cosy, comfortable, bright and peaceful, offering three distinct areas to relax. Paved with French Oak, it is elegantly furnished and decorated. Wide glass sliding doors give direct access to the 8.5 m x 4 m swimming pool and to the jacuzzi, accomodating eight people.

From the kitchen, modern and fully equipped with Siemens appliances, located on the south-east side of the house, it is possible to cook and also enjoy a meal whilst watching the cruise liners arrive and depart.

An ample horizontal window provides natural light to the spacious guest WC on this floor.

The ground floor also features an office, which with the sliding doors to the living room opened up, grants the same stunning views to Funchal harbour. It also has direct access to the north, to the kitchen garden and the dog kennel. On the east side of the garden, there is a modern barbecue with a SigmaFocus grill, next to the kitchen.

The top floor comprises three bright bedroom suites, a gymnasium and a laundry area. To avoid taking all the family laundry downstairs, the laundry room was designed next to the bedrooms, and has a private balcony to the east.

All bedrooms have fitted wardrobes and glass sliding doors leading to spacious south-facing balconies, from which one can enjoy the most superb ocean views. An additional room on the west side of the villa, currently used as a gymnasium, could also be turned into a fourth bedroom for guest accommodation, if necessary. It has an extensive exterior balcony area, which is currently not used, but could easily be a pleasant sitting area, the perfect place to enjoy the sunset.

The master bedroom has an ample dressing room leading to the ensuite bathroom featuring a shower and a bath with wonderful views south-west towards the harbour. All bathrooms have natural ventilation, two of them via electric skylights with rain sensors.

All divisions have concealed air conditioning installed and an integrated sound system throughout including at the exterior swimming pool area. It would be extremely easy to install a lift to the rear of the property, as the architect has already designed an area near the Italian white marble staircase for that purpose.

There is a generously sized garage that can accomodate various cars, and an additional storage area. Extra parking spaces are available on the driveway.

On a lower level, separated from the main house, a multipurpose room with sound system is used as a private disco bar, with a sauna, Turkish bath & a guest WC offering a private wellness area.

The property has an intelligent domotic system with thermal sensors that can be operated directly from an i-phone. Lighting, cooling heating, video surveillance, sound system, electric blinds and curtains, skylights and electric gates, intrusion system, fire and flooding system everything can be controlled remotely. It is a certified class A+ energy efficient house.

The exterior swimming pool has a thermal, automatic and rigid abriblue pool cover and interior illumination. It has a magnesium water treatment and can also be heated by eight of the ten existing solar panels. The other two solar panels are for domestic hot water heating, and there is a back-up provided by a heat-pump.

The property is for sale fully furnished and equipped with designer lighting (Antares design by F.A. Porsche), furniture and accessories. - REF: Lazareto



General

✓ Built year: 2012



Country:

Portugal

Region:

Ilha da Madeira

Area:

Funchal

Coordinates:

Latitude 32.647446

Longitude -16.876571