



Luxurious villa in the sought-after area of Caniço de Baixo

Ref: CanicoBaixo



Bedrooms:	4	Status	For Sale	Plot Size:	900 m2
Bathrooms:	3	Price:	1,395,000€	Construction Year:	2003
Ref:	CanicoBaixo			Gross Area:	360 m2
Condition:	Not applicable				



This immaculately presented family villa offers bright & spacious areas and open views over the Atlantic Ocean. A premium home in the established and up-market residential area of Caniço de Baixo, one of the best areas in Madeira, where there are so few properties with this quality and dimension.

The property stands out for its privacy, guaranteed by the fact that the main access is made from the north. The two grey automatic gates to the parking areas garage and open - and the pedestrian door are illuminated, and shield the property from the road.. The traditional yet elegant façade blends perfectly with the surrounding area.

The patio leading to the front door is paved in Calçada Portuguesa, an elegant and quite traditional feature which sets off the triangular porch detail and the rather imposing columns at the entrance.

The main entrance door, in noble solid Casquinha (Pitch pine) wood, opens up to an elegant and ample hall, on an intermediate level, which offers a glimpse of the formal open plan living dining area downstairs.

The living area is ample, bright, and stylishly decorated. The perfect place for entertaining. The luxurious touches are evident all around: from the living areas cream marble floors to the kitchens blue cupboards hand made by a well-known Italian company. The yellow marble in the entrance hall and staircase came from Egypt. All marbles are 20mm thick and the interior doors are in sucupira wood, lacquered in varnish.

The living dining area shares the open garden pool views with the generously sized kitchen. It is also bright and features granite worktops and tiles, which perfectly complement the blue cupboards, brown wooden details and inox appliances. All the aluminum doors and windows are excellent quality Technal.

Adjacent to the family kitchen, there is a fully fitted laundry with direct access to the outside and to the double garage with its automatic entrance door, on the same level as the kitchen. On the gently sloping driveway it is possible to park an extra car. A second open parking space is also available to the east of the property.

On the east side of the living dining area, there is a cosy and extremely comfortable reception room featuring a woodburning stove for cooler evenings, which are not that common at this height above sea level (80m), and a very light office space, offering views towards the lawn and pool.

To the rear, despite currently being used as an office, there is a possible fourth bedroom, which already has high built-in wardrobes. The imposing, modern and spacious guest WC features Angolan black granite, thus completing the accommodation at this level.

A wide and well-illuminated staircase leads to the upper floor which houses the three generously sized bedrooms. There is plenty of storage on the top landing.

All bedrooms offer privileged views south to the swimming pool and the ocean, the lush vegetation of Caniço de Baixo with its established private gardens, and the Atlantic Ocean. The master bedroom has a walk-in closet and an ensuite bathroom, featuring marble finishes and a walk-in shower. All bedrooms have direct access to a wide balcony to the south and feature solid wooden Sucupira floors. Bedrooms two and three feature fitted wardrobes and have a shared bathroom.

On the 900m2 plot, there is a generously sized swimming pool (10 x 5 m) with salt water treatment and a barbecue area offering another dining area to the south-east. It would be so easy to fall asleep on the sunbeds, as this is such a tranquil and private setting.

The perfect spot for al fresco dining is right next to the living dining area under the porch. This exterior dining and sitting area invites you to relax especially at the end of the day, and enjoy the best of indoor outdoor living.

The layout of this villa is quite friendly and functional, with so few steps. We can notice that it was designed to maximize an indoor outdoor lifestyle.

The property is 10 kilometres from Funchal and within 5 minutes walking distance from the local shops, cafés, restaurants and grocery stores of Caniço de Baixo. It is just a stroll down to the Lido Galomar, with beach, snorkelling & diving in the Natural Reserve and various other tourist infrastructures. - REF: CanicoBaixo

General

- ✓ Built year: 2003
- ✓ Floors: 2



Country:

Portugal

Region:

Ilha da Madeira

Area:

Santa Cruz

Coordinates:

Latitude 32.64289859907003

Longitude -16.837411233593528