



**RENTAL - Premium apartment in a private upmarket condominium**

**Ref: A13**



<b>Bedrooms:</b>	1	<b>Status</b>	For Rent	<b>Construction Year:</b>	2008
<b>Bathrooms:</b>	2	<b>Price:</b>	1,350€	<b>Gross Area:</b>	70 m <sup>2</sup>
<b>Ref:</b>	A13				
<b>Condition:</b>	Not applicable				



Featuring the most stunning panoramic ocean and Funchal views, this premium apartment, fully fitted and equipped, also offers generously sized internal areas and full access to a range of facilities inside Palheiro Nature Estate.

Apartment 13 is a one-bedroom apartment, very well located inside the Palheiro Village, in São Gonçalo. The layout guarantees complete privacy from the other apartments, on the lower level on building 3. It features an extensive open plan living dining kitchen area which benefits from stunning ocean views; the bedroom is located to the front, featuring ocean and Funchal views. It features fitted wardrobes and air-conditioning for heating and cooling, as does the living area. Panoramic views towards Funchal Bay also from the generously sized terrace.

The properties feature extensive use of terracotta and stone floor and wall tiles, under-floor heating in the bathrooms, full double glazing, security system, fully fitted kitchens with Bosch equipment and granite worktops, and wood-burning stoves.

A large individual basement storage room is available.

This gated private condominium features an 18 metre heated swimming pool, sun deck with panoramic views over the Bay of Funchal and pool bar, multi-purpose room with TV and wi-fi internet, as well as a full range of property management services, comprehensive security and access to the golf course and spa. It also has an easy access to the express way, shops and restaurants in Garajau, supermarkets in Cancela and public transport in front of the village, a few metres from the building.

There is plenty of parking

Minimum six months contract, renewable.

Please note that the costs of utilities (electricity, water, gas, telephone, cable TV, internet) are the tenants responsibility.

Condominium regulations to be respected.

No pets allowed.

Our team would be delighted to receive you here in Palheiro Village to arrange a viewing of suitable properties and visit to the Estate's facilities. - REF: A13

#### **General**

- ✓ Air conditioning pre installation
- ✓ Heating
- ✓ Underfloor
- ✓ Equipped kitchen

#### **General**

- ✓ Built year: 2008
- ✓ Storage / utility room
- ✓ Security alarm
- ✓ Views: City view
- ✓ Furnished
- ✓ Drive way
- ✓ Video entry system
- ✓ Uninterrupted views
- ✓ Balcony
- ✓ Private condominium
- ✓ Views: Sea views
- ✓ Solar orientation: South
- ✓ Fitted Wardrobes
- ✓ Terrace

#### **Equipment**

- ✓ Double Glazing



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**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Funchal

**Coordinates:**

Latitude 32.650070

Longitude -16.873136