



**FOR RENT - Two-bedroom apartment with ocean views in Palheiro Village**      **Ref: A25**



<b>Bedrooms:</b>	2	<b>Status</b>	For Rent	<b>Construction Year:</b>	2008
<b>Bathrooms:</b>	2	<b>Price:</b>	1,500€	<b>Gross Area:</b>	112 m2
<b>Ref:</b>	A25				
<b>Condition:</b>	Not applicable				



Apartment 25 offers generously sized internal areas, stunning ocean views, and full access to a range of facilities inside Palheiro Nature Estate. It is fully fitted and equipped & very well located inside the Palheiro Village, in São Gonçalo.

It is on the lower floor of a building with just four apartments. The layout guarantees complete privacy from the other apartments.

It has a private terrace to the west, next to the kitchen. Both bedrooms feature wooden floors, fitted wardrobes and air-conditioning for heating and cooling, as does the living area.

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: A25

#### **General**

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

#### **General**

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

#### **Exterior**

- ✓ Proximity: Golf course
- ✓ Tennis court

#### **Equipment**

- ✓ Double Glazing

#### **Garden**

- ✓ Pool



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**Country:**

Portugal

**Region:**

Ilha da Madeira

**Area:**

Funchal

**Coordinates:**

Latitude 32.650226

Longitude -16.872194