



# €1,800,000

Ref: PP173323

The pure lines were softened in this new project where the view takes the senses in a sweet and mild climate perfumed by the sea breeze. This beautiful villa is located at a low level in the parish of...

- Pool
- A/C
- Garden

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

The pure lines were softened in this new project where the view takes the senses in a sweet and mild climate perfumed by the sea breeze.

This beautiful villa is located at a low level in the parish of Arco da Calheta, whose name originates from the semi-circular shape of its mountains, once the land of agricultural holdings and slaves.

The municipality of Calheta is the most extensive, located between the south and the extreme west of the island, with more than 20km of coastline and offers the best sunsets in the region. Rich in natural diversity, very peaceful and with a good climate, also providing good accessibility, more than enough reasons to be highly sought-after and a preferred choice whether to live permanently or for a holiday season.

This villa with a minimalist concept is spread over 2 floors, offering:

- on the top floor, 3 suites, and the main one has a dressing room and bathroom with bathtub and shower, a large balcony running the length of the rooms facing the sea,
- on the lower floor, an open-plan living and dining room with kitchen, guest bathroom, office, gym, laundry, pantry, storage,
- outside, an infinity pool, solarium, terrace, gardens,
- garage for 2 cars with automatic gate and extra parking in the backyard,

The finishes include high quality vinyl floors, generous white lacquered interior doors, LED lighting and the kitchen will be equipped with Smeg appliances.

Equipped air conditioning and aluminum with thermal insulation, will guarantee maximum comfort throughout the year.

In this southwest-facing villa, an intelligent energy system with 12 photovoltaic panels with batteries to store the electricity produced will ensure that it is self-sufficient in energy. In addition, a heat pump will be installed to heat the pool. The heating of the sanitary waters is with a heat pump of 300Liters.

An automatic system will provide irrigation for the landscaped garden.

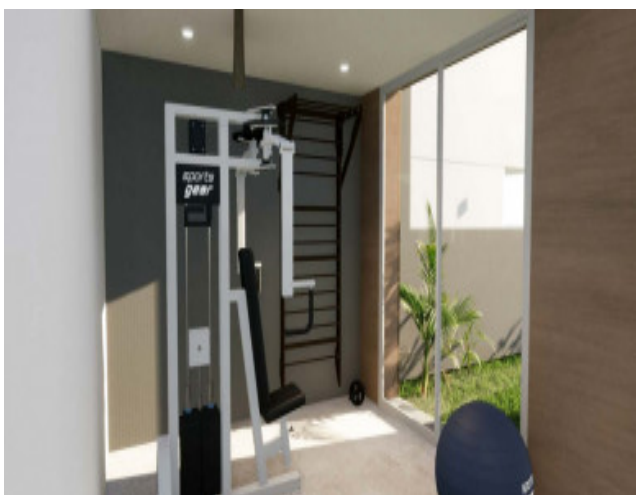
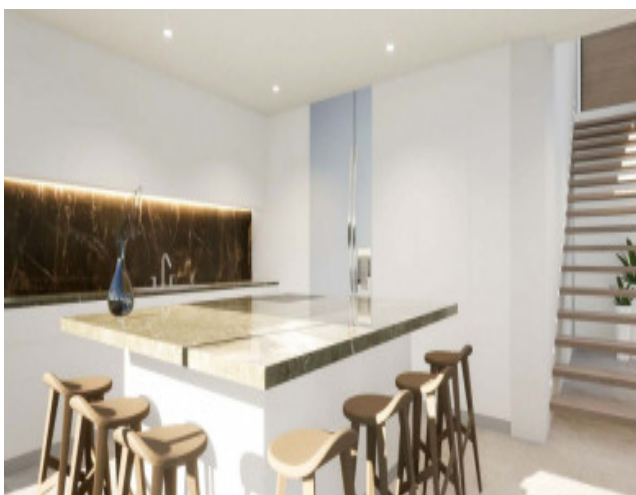
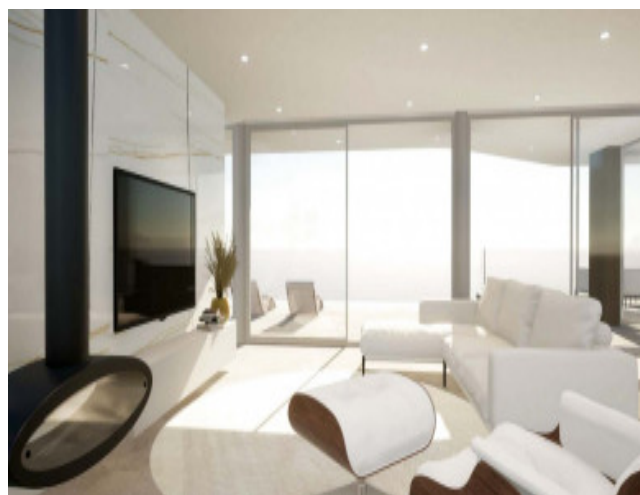
Completion forecast for the end of first quarter of 2024.

This property is located in a residential area in the countryside, 2 minutes driving distance from the beach and promenade of Madalena do Mar and just 5 minutes from the center and beach of Calheta, 30 minutes from Funchal by highway.

Luxurious country living in a brand new property.



## Gallery



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## Additional Details

Property Features

|      |     |        |
|------|-----|--------|
| Pool | A/C | Garden |
|------|-----|--------|

# Site Floorplan