homegest
real estate consulting
www.homegest.com.pt

+351 913 539 427

**POA | Ref. HG1303 | Funchal**

| | | | | |
|---|---|---|---|---|
| 3 | 5 | ✖ | 350 m2 | ✔ |

## 3 bedroom Villa for sale in Funchal

Two single-family semi-detached houses, located in the area of Rochinha with sea view:
- Gross construction area of each villa of 450 sq.m.;
- Typology: 3 bed + office, and all rooms have private sanitary installation;
- Master suite (main) with closet in a separate area within the perimeter of the suite;
- Built-in safe in the Master suite ;
- All large rooms with built-in wardrobes incorporated with interior light;
- Sanitary facilities of rooms 2 and 3 with natural light through the "solatube" system;
- Installation air conditioning in the bedrooms and common room, in linnyer system embedded in false ceiling;
- Each villa has 5 sanitary facilities, 3 in the bedrooms, one in the garage and another social sanitary installation on the ground floor;
- Heated towel rails in the master suite;
- Laundry in the garage with proper conduct for dirty laundry from the the rooms, passing through the social floor;

**AMI: AMI 11469 | Avenida da Liberdade nº 110, 1º andar, 1269-049 Lisboa**

**TEL: +351 913 539 427 | Email: homegest@homegest.com.pt**

Powered by Proppy.pt

- Small laundry/laundry collection area on floor 0;
- Floors and walls and ceramic and sanitary coatings of high quality provided by "Baleum";
- Benches of sanitary facilities in "Silestone" or "Kryon";
- Kitchen in white lacquered furniture and central island of the brand "Santos";
- Kitchen and laundry all equipped with appliances of the brand "Bosh";
- False ceilings with built-in lights in the kitchen area, sanitary facilities and hall's;
- Electric car charging box in the garage;
- Sanitary water heating system in heat pump and return;
- Pre-installation of solar panels;
- Exterior spans in aluminum frames of the brand "Sapa", with double glazing, thermal breakage and sound proofing;
- Exterior coating in "bonnet" system for thermal insulation;
- Soundproofing between villas and between rooms;
- Central aspiration;
- Floors of the bedrooms, living room and hall's in exotic wood;
- Interior carpentry (doors, wardrobes and skirting boards) laque in white;
- Automated gates;
- Main door in exotic wood with security system;
- Outdoor surveillance camera (CCTV) and alarm installation.