




## São Martinho - Apartment



 2  
Bedrooms

 2  
Bathrooms

 125,1  
Area (m<sup>2</sup>)

  
Garage



**460 000 €**  
(EUR €)

## Luxurious 2 Bedroom Apartment

UPTOWN 117 Building, is a development with architecture and finishes combined with simple and contemporary features. It consists of only 17 Fractions with high quality and comfort.

### Infrastructure:

- Gated community;
- Covered car park;
- Automatic entrance and garage gate;
- Access for people with motor difficulties;
- Armored doors
- Video intercom system;
- Fire suppression system;
- Automatic fire and carbon monoxide detection system;

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- Built-in wardrobes;
- Double glazing;
- Lacquered aluminium windows
- Thermal and Acoustic Insulation;
- Piped Gas - Butane;
- Heat Pump;
- Pre-installation of air conditioning;
- Automatic garage lighting triggered by presence sensors;
- Automatic lighting in the garden common areas triggered by presence sensors

#### Accessibility:

Traditional shops, Fórum Madeira Shopping Centre, Funchal Centre, bakery, Veterinary Clinic;

- Health Center, Private Hospital, Pharmacy;
- Elementary School, Kindergarten, Preschool;
- Multiband ATM, Banks, Post Office, Public Services;
- Ease of getting around on public transport

A home that offers the perfect balance between sophistication and coziness. Come and meet us!

## Property Features

- Terrace
- Built year: 2024
- Laundry
- Storage / utility room
- Video entry system
- Lift
- Electric shutters
- Quiet Location
- Sealed land area
- Uninterrupted views
- Balcony
- Garage
- Private condominium
- Basement
- Views: Sea views, City view, Pool view, Garden view
- Security alarm
- Double glazing
- Automatic irrigation
- Central music system
- Security door
- Energetic certification: A

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