



ID: PT-175-118944  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37126677924



### 3 bedroom apartment in Amparo, São Martinho

Portugal, Madeira

<b>Price:</b>	<b>€ 615 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	Resale
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Area</b>	146 m2
<b>Category</b>	For sale



New development, AMPARO RESIDENCE, located in Amparo, just a few minutes from the Fórum Madeira shopping center, Praia Formosa and with services nearby. The development has a communal swimming pool, all apartments have air conditioning, double glazing, state-of-the-art thermal and acoustic insulation, heat pump, and other modern amenities. This magnificent building consists of 25 fractions and 6 floors, with good finishes, ensuring all the necessary comfort, having available in typologies T1, T2, T3 spread over 5 floors, with generous areas and balconies, this modern development offers all the comfort and convenience you need to live your day to day. 2 bedroom apartment divided as follows:- Entrance hall,- Living room with terrace and kitchen in open space,- Social bathroom,- Laundry area- Suite with direct exit to the terrace- Suite with direct access to the terrace and closet area Highlight for the front terrace that is common to the living room and suites The apartment also has two garage parking lots with numbers 42 and 43 and a storage room marked with the letter 14N It has excellent access and is close to several Public, Commercial, Catering, Leisure and Public Transport services, and it is possible to walk everywhere in the city. Energy Rating: A+. The work begins this September 2023 and the deeds are scheduled for January 2025. Reserves already available with 20% capital Book your visit now! NOTE: The information provided, although accurate, is merely informative, so it cannot be considered binding, and may be subject to change.

#### Contacts:

**Olga Zagainova**  
**GSM:** + 37126677924  
(Viber, WhatsApp)  
**E-mail:** olga@mgroup.lv