

PREMIUM VILLAS

MADEIRA

WHERE DREAMS TURN INTO ASSETS

WHY MADEIRA?

- Over 35% real estate price growth in the past five years
- Year-round tourism and international demand
- Tax incentives in IFZ Madeira
- Strong demand for premium ocean-view villas

DESCRIPTION:

Imagine waking up to the sound of the Atlantic and the golden warmth of the southern sun over Madeira's dramatic coastline. This exclusive architect-designed villa is more than a home — it's a private sanctuary where contemporary design meets the effortless elegance of island living.

From sustainable construction to bespoke finishes, every element has been thoughtfully crafted to embody comfort, style, and lasting quality.

Set on Madeira's sought-after southern coast, the villa captures breathtaking ocean views from every angle — framed by floor-to-ceiling windows and seamless indoor-outdoor living spaces.

Blending modern architectural sophistication with the natural beauty of the island, it offers a rare opportunity to own a timeless retreat in one of Europe's most exclusive coastal destinations.

This is an off-plan sale. The developer reserves the right to adjust technical details and the subject to adjustments based on applicable legal and technical standards.



PRICE GROWTH:

Housing prices in Madeira increased by 12.6% in 2024, with Funchal averaging €3,542/m², making it the third most expensive city in Portugal.

LUXURY MARKET:

High-end villas priced between €2–4 million remain in strong and rising demand, featuring sustainable designs and modern amenities.

ECONOMIC STABILITY:

Madeira's economy has demonstrated notable resilience and growth over the past five years, particularly in the aftermath of the COVID-19 pandemic.



LOCATION

CONVENIENT AIRPORT ACCESS:

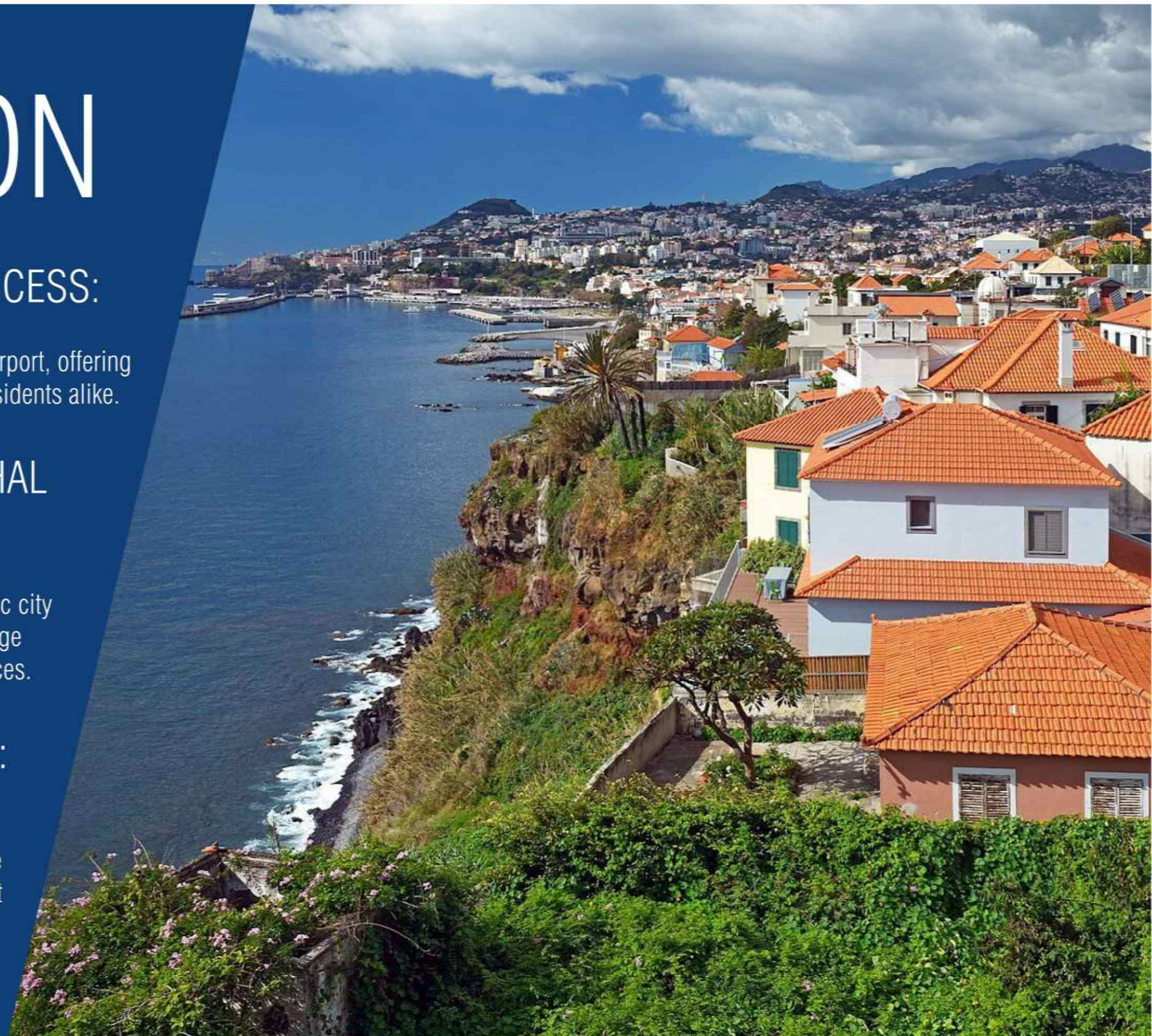
Just minutes from Madeira International Airport, offering convenient access for both tourists and residents alike.

ACCESSIBILITY TO FUNCHAL HISTORICAL CENTER:

Quick and easy access to Funchal's historic city center, providing residents with a wide range of shopping, dining, and cultural experiences.

SWEEPING OCEAN VIEWS:

Perched on an elevated site, the property enjoys sweeping panoramic views over the Atlantic Ocean and the city of Funchal, just moments from the renowned Palheiro Gardens and Golf Course.



INVESTOR ADVANTAGES

OUTSTANDING ROI POTENTIAL:

Projected returns between 144% and 292% place this investment far above standard real estate market performance

LEGAL CERTAINTY AND A STRUCTURED FRAMEWORK:

All developments are based on fully permitted land plots, ensuring minimal regulatory risk and avoiding delays.

SEAMLESS INVESTMENT EXPERIENCE:

Atlantic Breeze oversees every stage — from permitting and construction to final sale — delivering a truly turnkey solution.

ROI

144%

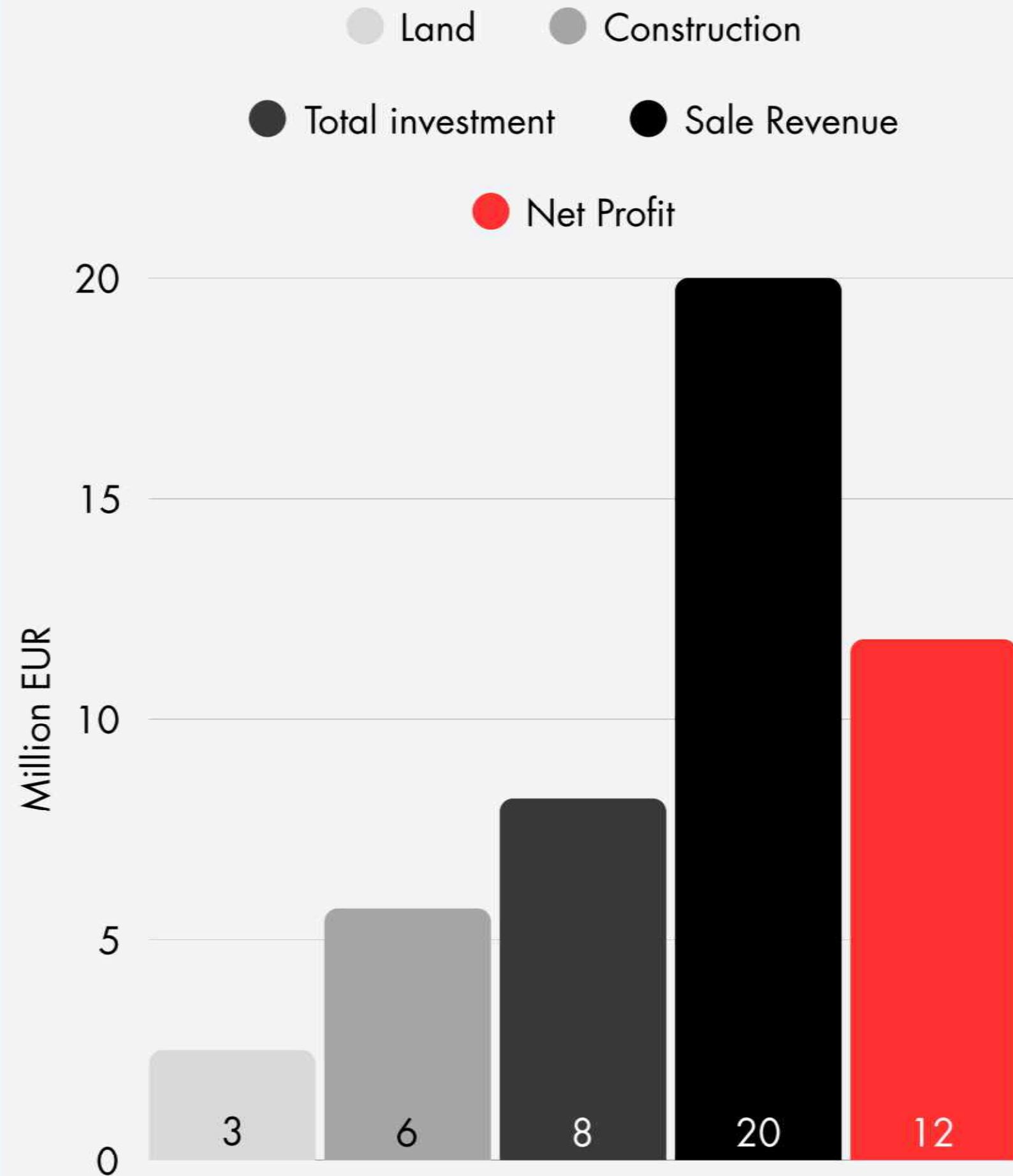
Current Scenario ->

210%

5% Annual Price Growth, after 5 years

292%

10% Annual Price Growth, after 5 years



PERMISSIBLE BUILDING AREA

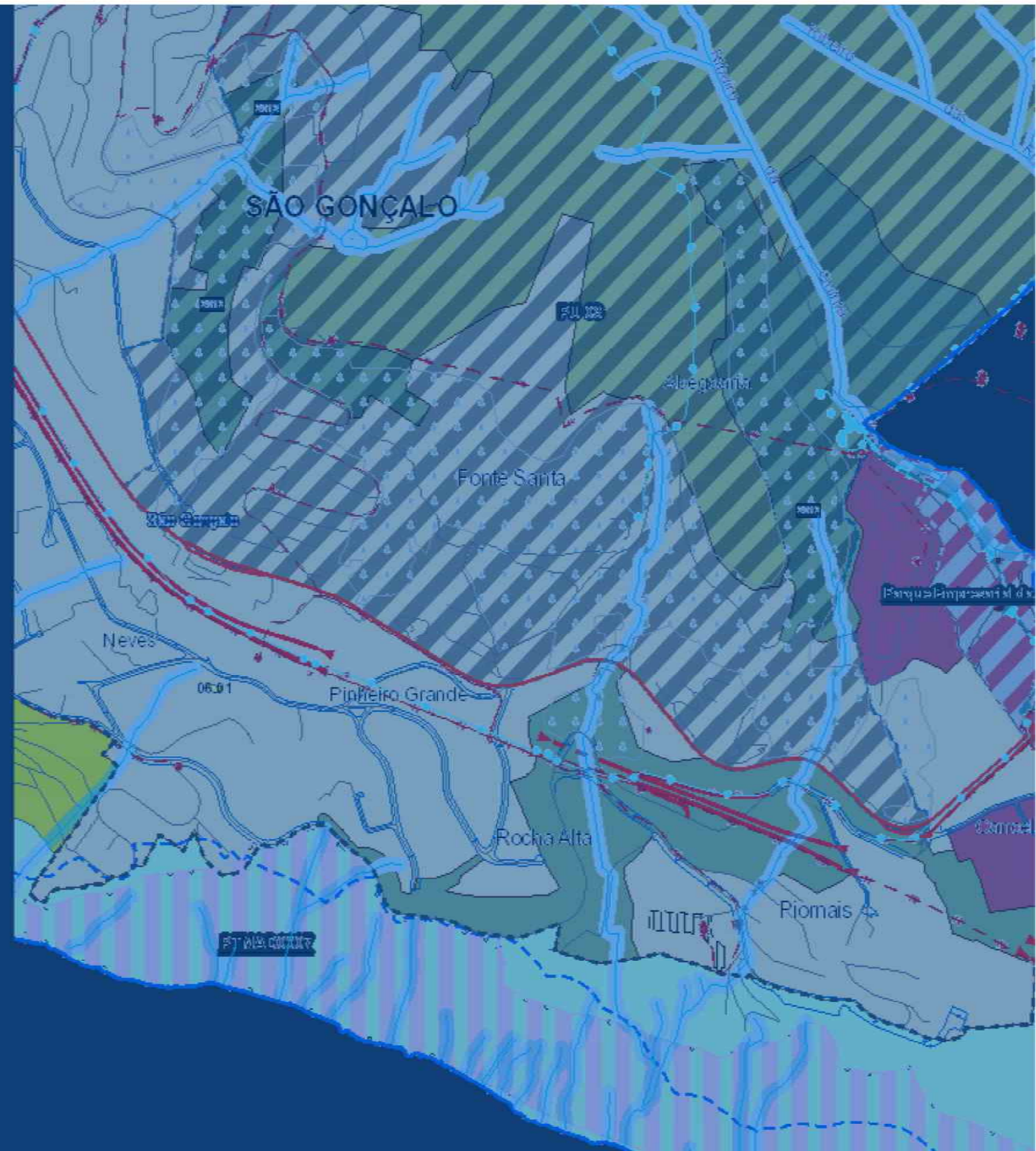
Building index (0.25): the maximum permissible area that can be occupied by buildings (25% of the total area of the site).

Utilization index (0.45): maximum permissible total area of all floors of the building (up to 45%).

Impermeability Index (0.25): Maximum area of surfaces impermeable to water (e.g., tiles, concrete).

Floor elevation: Height of floor level above sea level (in meters).

Red and blue lines are the boundaries of development, fencing, and permitted areas for construction along roads.



GENERAL PLAN

This is a conceptual design for a master plan. The building plots are flexible and can be dynamically adjusted. Upon request, individual houses can be combined to create larger living spaces.

Each site's master plan is thoughtfully conceived to reflect its distinctive character and context. Every development is shaped by the natural topography, light, and surroundings — ensuring a seamless integration of architecture and landscape. The result is a harmonious environment that enhances livability, maximizes views, and elevates the overall value and identity of the project.



HOUSE TYPE 200

This elegant two-level home of approx. 200 m² is designed with an emphasis on spatial clarity and contemporary comfort. The ground floor unfolds into a spacious open-plan living area with kitchen and dining space, complemented by a guest room, bathroom and technical rooms. The upper floor accommodates three bedrooms, a shared bathroom and a sun-lit central corridor — perfectly suited for a modern lifestyle that blends design and functionality.



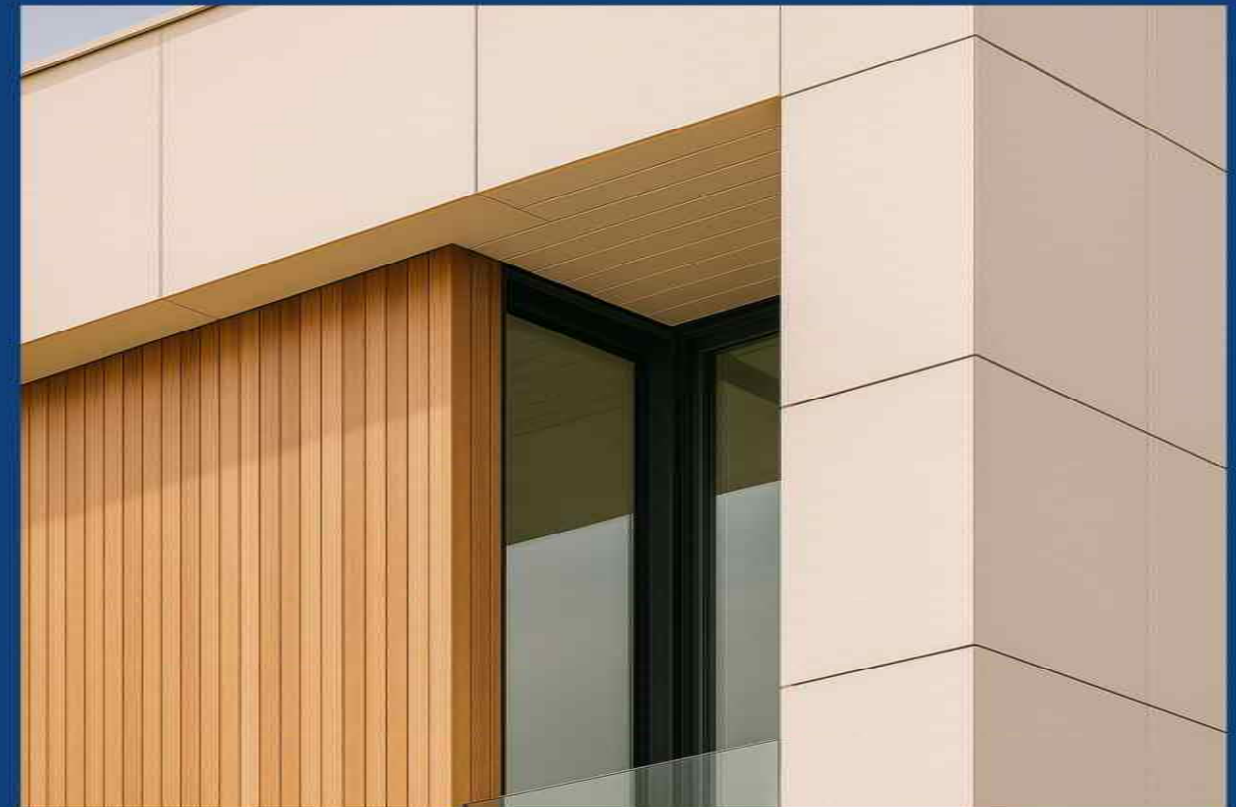
Elegant fusion of natural wood and ceramic-concrete façades

A spacious covered terrace designed for refined outdoor living

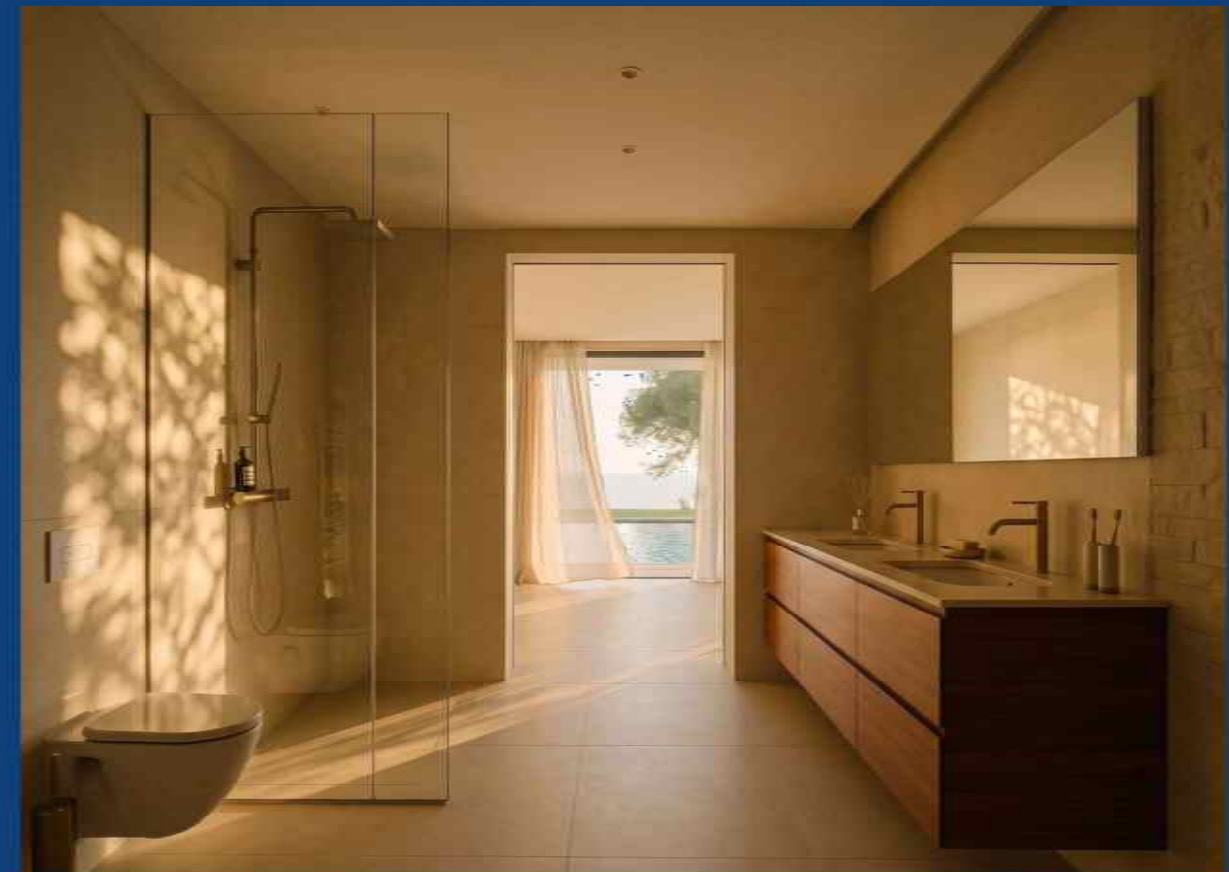


Expansive panoramic windows fill the interior with natural light

Minimalist architecture defined by pure, clean lines



Moods. Design may vary depending on preference.



HOUSE TYPE 200

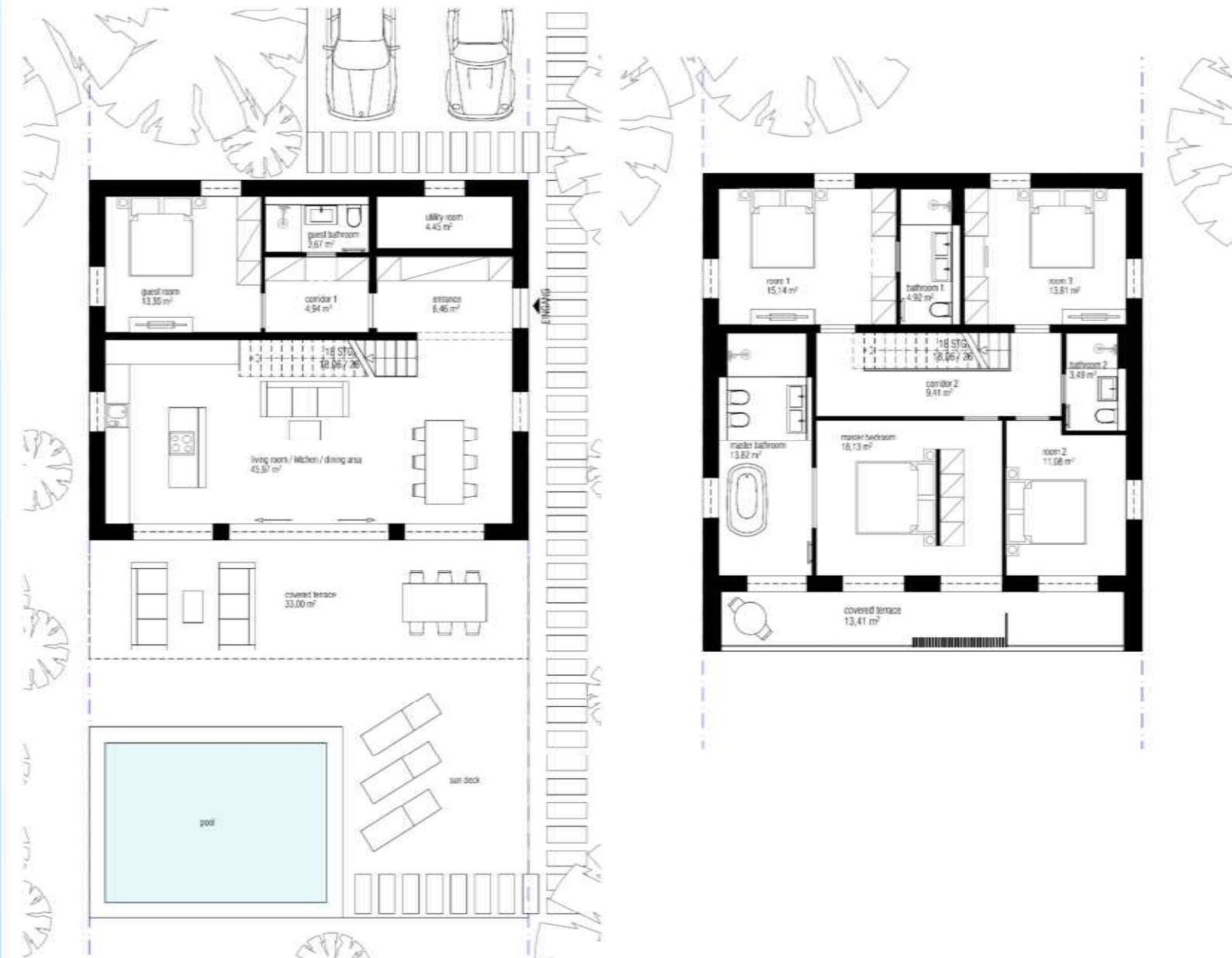
Project Overview:

The villa is designed with a strong focus on environmental responsibility: advanced insulation, energy-efficient glazing, photovoltaic solar panels, and a state-of-the-art heat pump system. Certification for energy performance will be provided. Local materials and low-impact landscaping further underline the project's commitment to sustainability.

Turnkey home with full interior options *.

Architecture & Design:

- Contemporary minimalist style with mediterranean flair
- Open-plan interiors flooded with natural light
- Floor-to-ceiling windows and seamless transitions between inside and outside
- Premium materials: local stone, natural wood, exposed concrete, custom joinery
- Sustainable features, and energy efficiency throughout



Sample floor plan
ground floor

approx. area listing:

entrance	- 6,5 m2
living room / kitchen / dining area	- 46,0 m2
corridor 1	- 5 m2
guest room	- 13,3 m2
quest bathroom	- 3,7 m2
utility room	- 4,5 m2
covered terrace (50%)	- 16,5 m2

upper floor

corridor 2	- 9,4 m2
master bedroom	- 18,1 m2
master bathroom	- 13,8 m2
room 1	- 15,1 m2
bathroom 1	- 5 m2
room 3	- 13,8 m2
bathroom 2	- 3,5 m2
room 2	- 11 m2
covered terrace (50%)	- 6,7 m2

approx. total area - 191,9 m2

MUITO OBRIGADO

CONTACT US

 +49 (0) 30 3009 62 86

 info@archangelustudio.com

 www.archangelustudio.com

Invest in Portugal's Future — From the Mainland to Madeira
Join us in shaping your vision across Portugal's most inspiring destinations — from the vibrant mainland to the breathtaking island of Madeira.

Transform Vision into Opportunity
Turn your ambition into high-yield development projects that combine premium architecture, strategic locations, and long-term profitability.

Sustainable. Architectural. Valuable
Each project embodies our commitment to sustainability, timeless architectural design, and exceptional quality of life — offering investors secure returns and a tangible share in Portugal's future.

