

Property Description

Quinta da Relva

Lot Size:

- 65,930 m²

Location:

- **Funchal, Madeira**
- Isolated property with no residential development in the area
- Quinta style home built at elevation ~700 m above sea level
- Perched on a cliff with eastern, southern, and western facing views
- Unobstructed sea view over the capital and harbor

Buildings on Property:

- **Quinta da Relva** 4-story residential home. Approximately 1,130 m² gross area, construction completed in 2014
- **Palheiro** (no-residential building), 2-story gardener's house, approx. 150 m², used as a farm building for house and garden for outdoor area
- **Utility and warehouse building**, single-story, approx. 80 m², used for storage space

Quinta Building Features:

- 5 bedrooms, 3 ensuite, 2 with balconies
- 3 living rooms
- Living hall with staircase and gallery, toilet
- Sports and leisure area basement with indoor pool (5x10m), whirlpool pre-installation,
- Shower, WC in the basement pool area
- Kitchen with built-in furniture, built-in appliances
- Outdoor kitchen with oven and barbecue area, also lockable
- Utility kitchen and laundry room with built-in furniture
- Technical rooms, heating system and pool technology
- Garage with 4 parking spaces and closed access to the living quarters

Quinta Construction Details:

- classic traditional architectural building with masonry, concrete and reinforced concrete
- Roof construction reinforced concrete as coffin lid, hipped roofs, tile roofing
- Smooth plaster inside and outside, natural stone headland and plinth in grey tuff
- Insulated ceiling above the upper floor, insulated outer walls
- Ground, upper and lower floor solid wood floors, bathroom floors and walls in various natural stones, commercial kitchen granite flooring, garage flooring tiled, pool room floor wood – pool small mosaic tiled
- Interior doors wood with skylights, partly sliding doors
- Wardrobe interiors in the wardrobes and bedrooms
- Stucco friezes on the plastered floor ceilings of the ground floor and upper floor
- Aluminium windows and French doors with insulating glazing, from Schüco
- Shutters aluminum slats, lockable or snap-in
- Reinforced concrete staircases with wooden superstructure, wrought-Railings of the hall stairs
- 3 natural stone fireplaces with steel insert and glass doors
- 3 large-scale tile paintings (azuleos) outside
- 5 large-scale artist murals by Frank Dillon, interior
- 2 large-area sectional doors

Quinta Building Services:

- Three-phase current connection 400 V, own satellite receiver system, Internet and Telephone, WLAN from NOS
- Biological wastewater treatment plant according to regional regulations Madeira
- City water connection
- Service water connection with own cisterns and own spring (protected)
- Propane gas installation pre-equipped for outdoor kitchen, external gas cylinder room
- Heating as hot water central heating, air/heat exchanger Viessmann, 2000 litre tank, 2 hot water panels approx. 10 KW (solar)
- 2 external fire extinguishing systems with diesel pumps as a complete system
- Smoke detection system
- Video surveillance system WLAN
- Gate system WLAN
- Alarm
- Battery system for emergency lighting, emergency lighting system
- Central vacuum cleaner system
- Outdoor lighting system
- Interior lighting system
- Kitchen technology completely in fitted kitchen
- Laundry technology completely integrated into built-in furniture, washing machine, dryer
- Pool technology: pool control, open circulation system with overflow, UV filter, sand filter, pump system, pool heating via own heat exchanger, Underwater lighting, hot tub pre-installation

Outdoor facilities:

- approx. 10,000 m² of various terraced gardens
- Natural stone walls, natural stone stairs, natural stone columns
- Natural stone paths and squares, partly hand-hewn large pavement, small granite paving and mosaics
- Large paved square courtyard, paved seating and pathway areas around the house
- Laundry drying facility
- 5 life-size marble sculptures, other sculptures
- 3 sun protection systems 4 x 4
- 4 viewing terraces
- More than 100 m of wrought-iron railings around terraces
- 2 irrigation systems for 12 sub-areas
- 700 m of the property enclosed with steel wire fence, and climbing protection
- 2 garden gates
- Wrought-iron main gate system, see Building technology
- Approximately 400 m paved access road with path lighting
- Farm roads to the local mountain (still buildable) and into the valley to the river
- Professional garden planting with rare flowers and bushes
- Rich historical large trees, meadows with planting lawns, partly Utility turf

Equipment, Vehicles, Garden technology:

- Extra list