

Villa on the beach for Sale - Seychelles, Eden Island

Location: resort Eden Island, northeast coast of the main island of Mahé

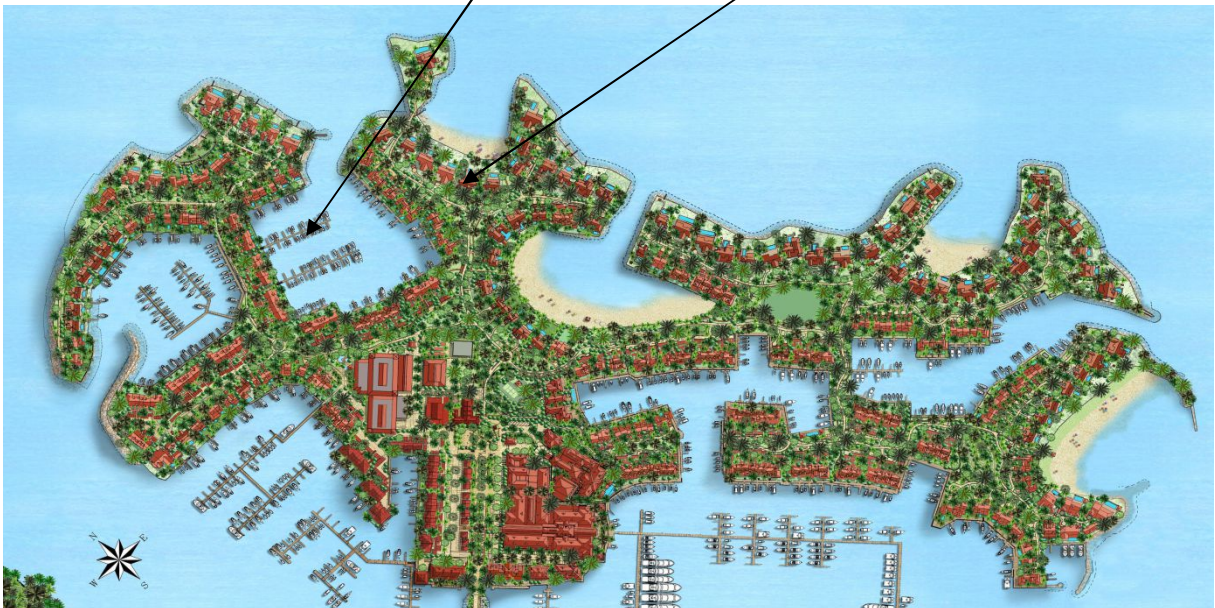
Land area: 1 668 m², unit internal area: 345 m², unit covered area: 98 m²
(4 bedrooms, swimming pool, boat mooring, ocean view and direct access to the beach)

Price: USD 3,950,000 (incl. equipment) + transfer taxes
(5% Stamp duty, 1,5% Sanction Application Processing Fee, cca 1,5% Notary Fee)



Boat mooring location

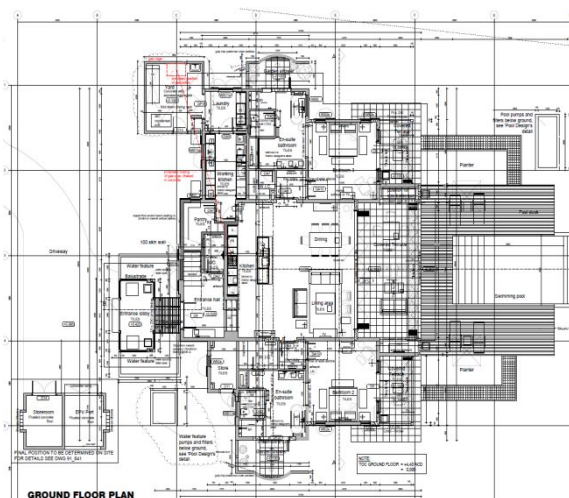
Villa location



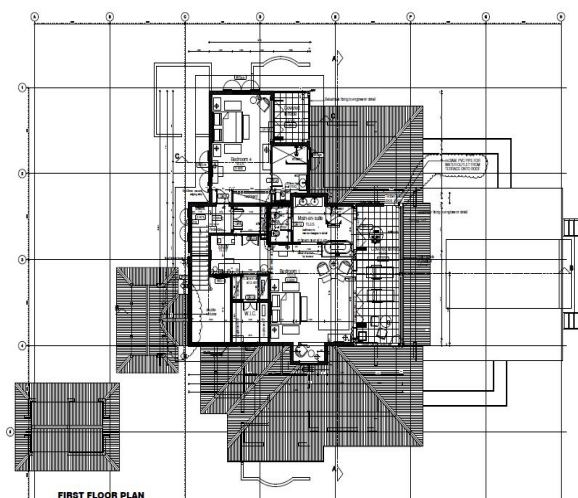
Basic information:

- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the Seychelles International Airport and about 5 km from the capital city of Victoria.
- The resort provides very comfortable facilities - 4 sandy beaches, 3 communal swimming pools, fitness centre, tennis and padel court. Security service 24/7.
- Within walking distance is the Eden Plaza shopping gallery with a private medical health center Euromedical Family Clinic, shops, restaurants and cafés, pharmacy, bank, exchange office and Spar supermarket with grocery, drugstore, and others.
- This is a two-storey, colonial-style villa No. 127, set on a plot of 1 668 m² with direct access to Anse Bigorno beach and view of the neighbouring islands of Sainte Anne and Cerf.
- The villa has a living area of 345 m², 4 bedrooms (2 bedrooms on the ground floor, 2 bedrooms on the first floor), each with en-suite bathroom and toilet, living area with dining area and kitchen, entrance hall, guest toilet, technical facilities, covered terraces (verandas) with a total area of 98 m², garden shower and a covered golf buggy parking space.
- The villa is fully furnished, air-conditioned and equipped with all electrical appliances. All this equipment is included in the purchase price.
- The remaining part of the property consists of a landscaped tropical garden with a large private swimming pool and direct access to Anse Bigorno beach.
- The villa has its own boat mooring No. 334 of 12 x 4,9 m located in Basin 4, approx. 3 minutes walk from the villa.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Ground floor plan



First floor plan





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Anse Bigorno beach with a view of the islands of Sainte Anne and Cerf

