

Villa on the beach - Seychelles, Enchanted Waterfront

Location: resort Enchanted Waterfront, east coast of the main island of Mahé

Plot area: 500 m², total villa area: 354 m²

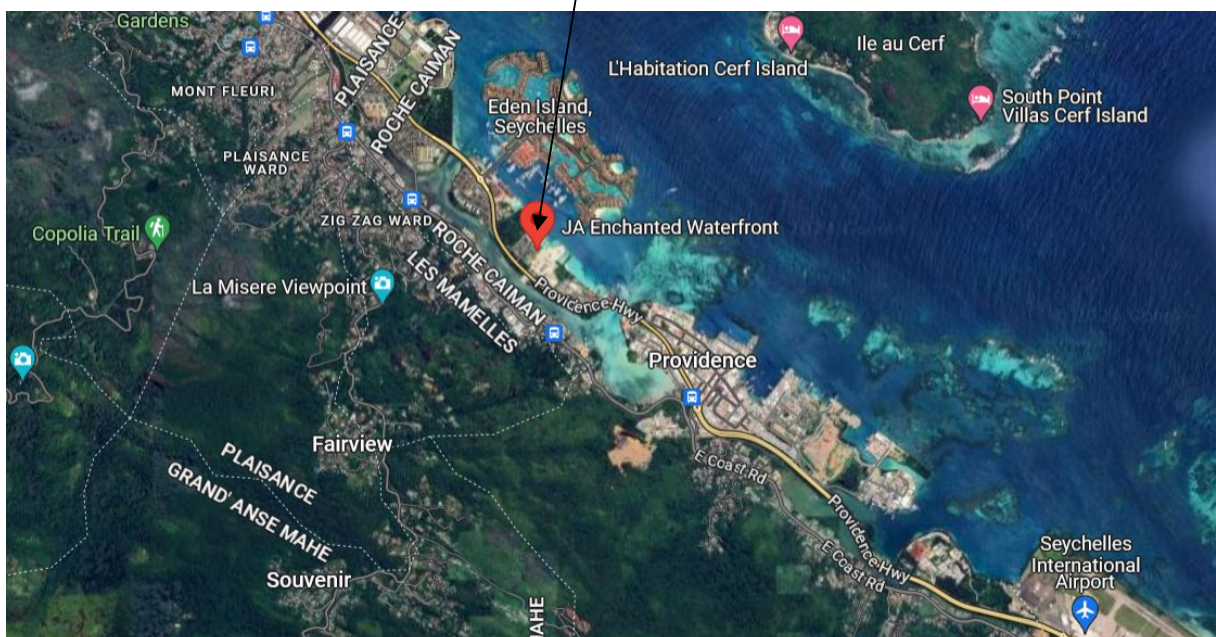
(3 bedrooms, swimming pool, ocean view, direct access to the beach)

Price: USD 2,800,000 (incl. furniture) + transfer taxes

* (10% or 6.5% according to the use of the property by the owner + Notary Fee 1-2%)



Resort location





Basic information:

- Enchanted Waterfront Resort is located on the east coast of Mahé, the largest island in the Seychelles, about 5 km from the Seychelles International Airport and about 4 km from the capital city of Victoria.
- In the immediate vicinity are the new Seafront Estate resort with the 5* Meliá Seychelles Hotel and the luxurious 5* L'Escale Resort Marina & Spa.
- Approximately 1 km from the resort is Eden Island with Eden Plaza shopping gallery, private medical health center Euromedical Family Clinic, shops, restaurants and cafés, pharmacy, bank, exchange office and Spar supermarket with grocery, drugstore, etc.
- The resort provides convenient communal facilities - clubhouse with reception, fitness centre, swimming pool, bistro and bar, a private marina and three hotel-type rooms for accommodation of resident guests.
- The resort has a 24/7 security service.
- This is a two-storey, colonial-style villa No. 4, set on a plot of 500 m² with a view of the neighbouring Eden Island and the ocean.
- The villa has a total area of 354 m², 3 bedrooms (1 bedroom on the ground floor, 2 bedrooms on the first floor), each with wardrobe, en-suite bathroom and toilet, living area with dining area and kitchen, lounge on the first floor, entrance verandah, guest bathroom with toilet, technical facilities, 2 balconies, terrace with outdoor seating and covered car 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 private swimming pool and direct access to its own sandy beach.
- * The villa can be purchased on freehold title and then:
 - used for owners' purposes (without rental option) - property transfer taxes are in this case 10% (5% Stamp Duty, 3.5% Sanction Duty, 1.5% Sanction Processing Fee) + Notary Fee 1-2%
 - or rented out (the owner uses the villa 1 month a year, the rest of the year it is rented out through JA Resorts & Hotels company, which is responsible for the operation and management of the entire resort) - property transfer taxes are in this case 6.5% (5% Stamp Duty, 1.5% Sanction Processing Fee) + Notary Fee 1-2%
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Location of the villa in the resort

Clubhouse with reception



Ground floor plan



First floor plan



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View of the neighbouring Eden Island

