

Loft apartment in the newest block of Eden Island Seychelles, Eden Island

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

Unit internal area: 144.8 m², **terraces:** 64.7 m², **boat mooring:** 12 x 4.5 m
(3 bedrooms, 3 bathrooms, terraces, private boat mooring near the apartment house)

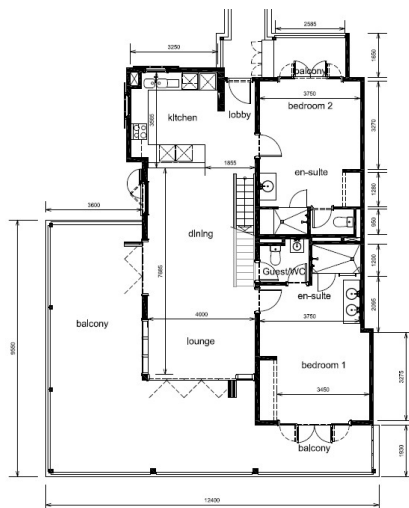
Price: USD 1,060,000 (incl. furniture) + transfer taxes
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



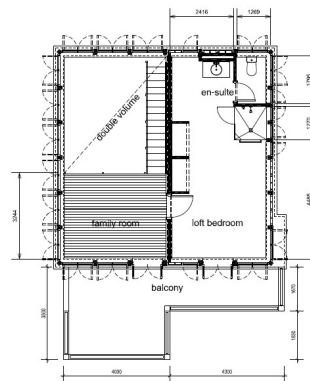
Basic information:

- 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 colonial-style loft apartment located on the second and third floors of the newest apartment block in Basin 6, built in the final phase of the Eden Island development.
- The apartment overlooks the residential marina Port Royale, the Super Yacht Marina and the main island of Mahé.
- The apartment has an internal area of 144.8 m², 3 bedrooms (of which 1 bedroom in the loft), each with en-suite bathroom and separate toilet, living area with dining area and kitchen, family room, covered terraces with a total area of 64.7 m² (2 terraces accessible from the main floor and 1 terrace from the loft) and a covered golf buggy parking space.
- The apartment is fully furnished, air-conditioned and equipped with all electrical appliances. All this equipment is included in the purchase price.
- The apartment has its own boat mooring of 12 x 4.5 m near the apartment house.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Main floor plan:



Loft floor plan:







Anse Bernik beach (approx. 3 minutes walk from the apartment house)



Anse Bigorno beach (approx. 4 minutes walk from the apartment house)

