

## Ground floor apartment, Basin 1 - Seychelles, Eden Island

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

*Int. area: 65.5 m<sup>2</sup>, terraces: 22.2 m<sup>2</sup>, garden: 57.6 m<sup>2</sup>, boat mooring: 10 x 4,2 m, rental licence  
(1 bedroom, 1 bathroom, terraces, garden, private boat mooring right next to the apartment)*

**Price: USD 480,000 (incl. furniture) + transfer taxes**  
*(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)*



**Apartment and boat mooring location**

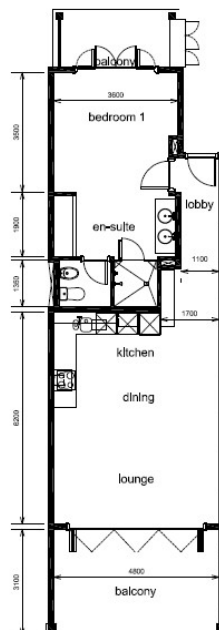


***Basic information:***

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- 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 apartment located on the ground floor of an apartment house in Basin 1 with a view of the residential marina.
- The apartment has an internal area of 65.5 m<sup>2</sup>, 1 bedroom with en-suite bathroom and separate toilet, living area with dining area and kitchen, covered terraces with a total area of 22.2 m<sup>2</sup> 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 is surrounded by a landscaped tropical garden of 57.6 m<sup>2</sup> with direct access to its own boat mooring of 10 x 4.2 m.
- The apartment has a short-term rental licence.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

**Floor plan:**







**Anse Bernik beach (approx. 2 minutes walk from the apartment house)**



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

