

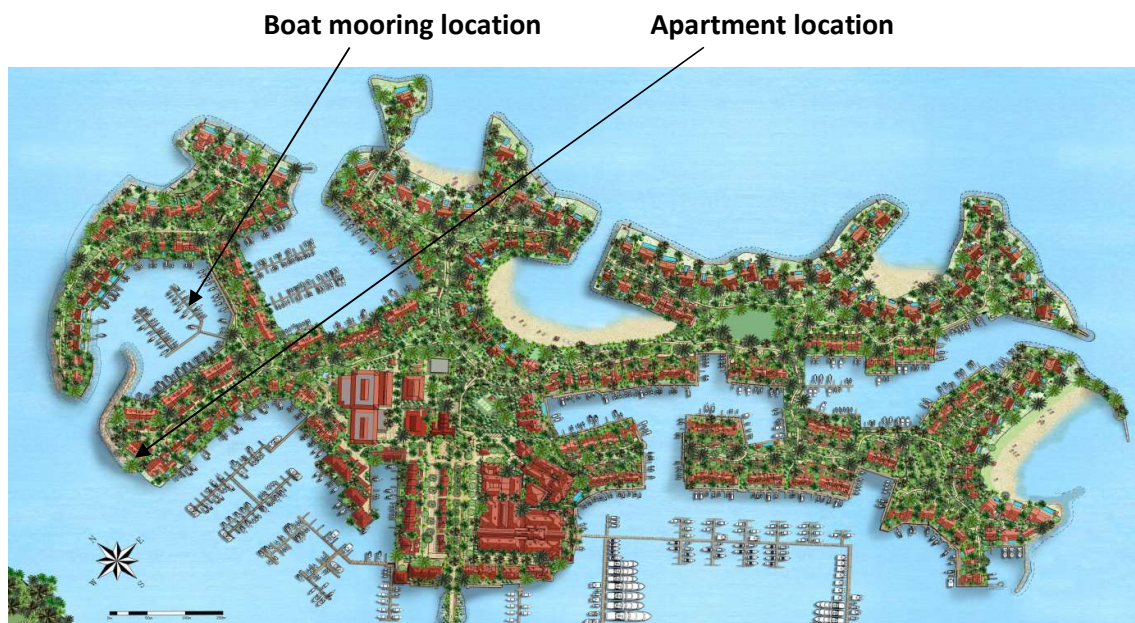
Second floor apartment - Seychelles, Eden Island

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

Unit internal area: 97.4 m², **terrace:** 23.4 m², **boat mooring:** 12 x 5.25 m
(2 bedrooms, 2 bathrooms, covered terrace, private boat mooring near the apartment house)

Price: USD 510,000 (incl. furniture) + transfer taxes

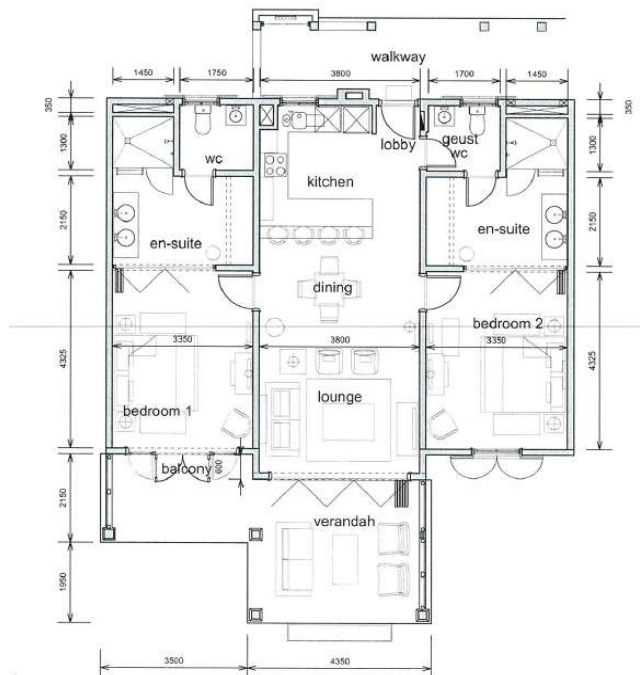
(5% Stamp duty, 1.5% Sanction Application Processing Fee, cca 1.5% Notary Fee)



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.
- The apartment is located on the second floor of an apartment house overlooking the main island of Mahé.
- The apartment has an internal area of 97.4 m², 2 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, covered terrace with a total area of 23.4 m² 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 5.25 m located near the apartment house.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Floor plan:



Apartment house



Apartment location



View from the terrace







Anse Bernik beach (approx. 5 minutes walk from the apartment)



Anse Bigorno beach (approx. 5 minutes walk from the apartment)

