

First floor apartment, Peninsula 2 - Seychelles, Eden Island

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

Unit internal area: 149 m², terraces: 61.8 m², boat mooring: 10 x 4.55 m, rental licence (3 bedrooms, 3 bathrooms, covered terraces, private boat mooring at the apartment house)

Price: USD 795,000 (incl. furniture) + transfer taxes
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



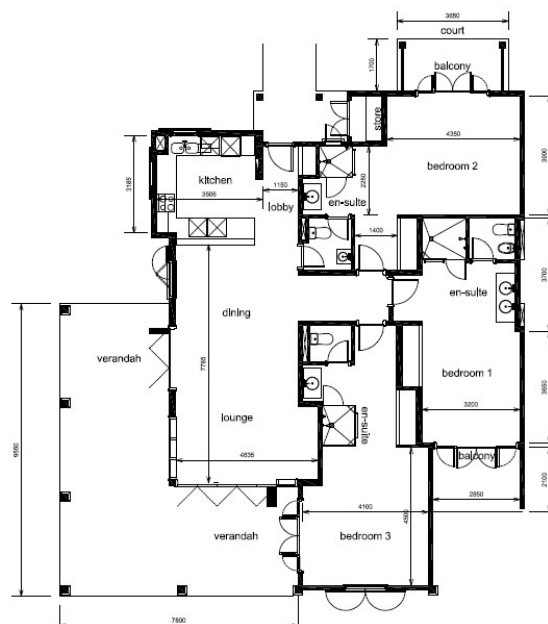
Apartment and boat mooring location



Basic information:

- 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 first floor of an apartment house overlooking the Super Yacht marina, residential marina and the main island of Mahé.
- The apartment has an internal area of 149 m², 3 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, covered terraces with a total area of 61.8 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 10 x 4.55 m located at the apartment house.
- 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:



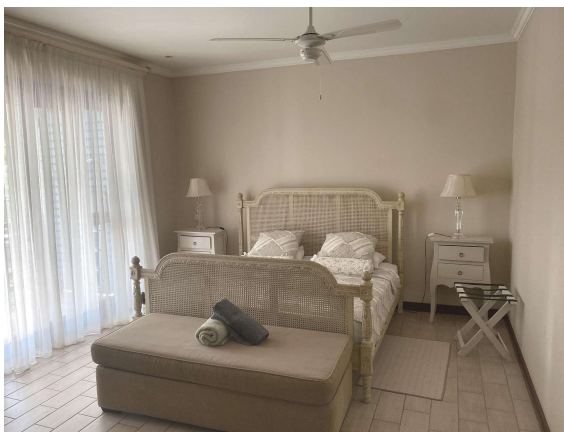
Location of the apartment house



Private boat mooring at the apartment house







View from the terrace



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



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

