

## Apartment overlooking the main marina - Seychelles, Eden Island

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

**Unit internal area:** 93.3 m<sup>2</sup>, **terraces:** 33.1 m<sup>2</sup>, **boat mooring:** 10 x 4.55 m  
(2 bedrooms, 2 bathrooms, terraces, private boat mooring at the apartment house)

**Price:** USD 615,000 (incl. furniture) + transfer taxes  
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



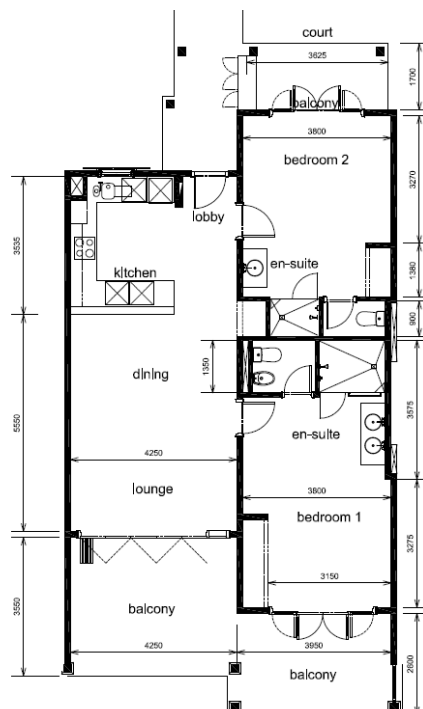
Apartment and boat mooring location



***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 on the Peninsula 2 overlooking the main marina (International Super Yacht Marina) and the main island of Mahé.
- The apartment has an internal area of 93.3 m<sup>2</sup>, 2 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, covered terraces with a total area of 33.1 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 has its own boat mooring of 10 x 4.55 m located at the apartment house.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

**Floor plan:**













**The apartment house**



**View from the terrace**





**Private boat mooring at the apartment house**



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

