

## Ground floor apartment, Peninsula 2 - Seychelles, Eden Island

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

*Int. area: 93.3 m<sup>2</sup>, terraces: 33.1 m<sup>2</sup>, garden: 88.7 m<sup>2</sup>, boat mooring: 12 x 7.6 m, rental licence (2 bedrooms, 2 bathrooms, terraces, garden, private boat mooring at the apartment)*

**Price: USD 625,000 (incl. furniture) + transfer taxes**

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



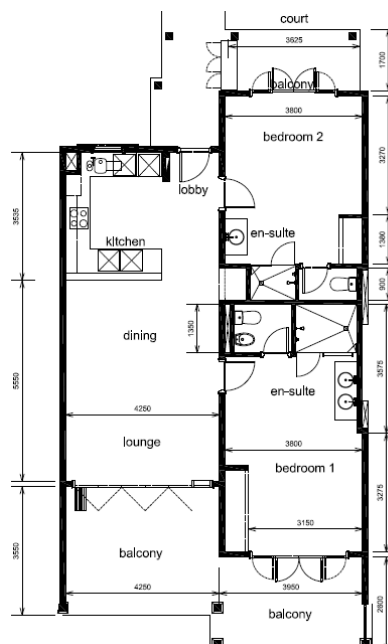
**Apartment and boat mooring location**



***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 ground floor of an apartment house on the Peninsula 2 with a view of the 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 is surrounded by a landscaped tropical garden of 88.7 m<sup>2</sup> with direct access to its own boat mooring of 12 x 7.6 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:**













**The apartment house**



**Private boat mooring at the apartment**





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



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

