BLING - BLING
ISLAND ESTATES BROKER

Ground floor apartment - Seychelles, Eden Island

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

Internal area: 151 m², terraces: 64 m², garden: 179 m², boat mooring: 12 x 6 m, rental licence
(3 bedrooms, 3 bathrooms, garden, private boat mooring right in front of the apartment)

Price: USD 895,000 (incl. furniture) + transfer taxes
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



Apartment and boat mooring location

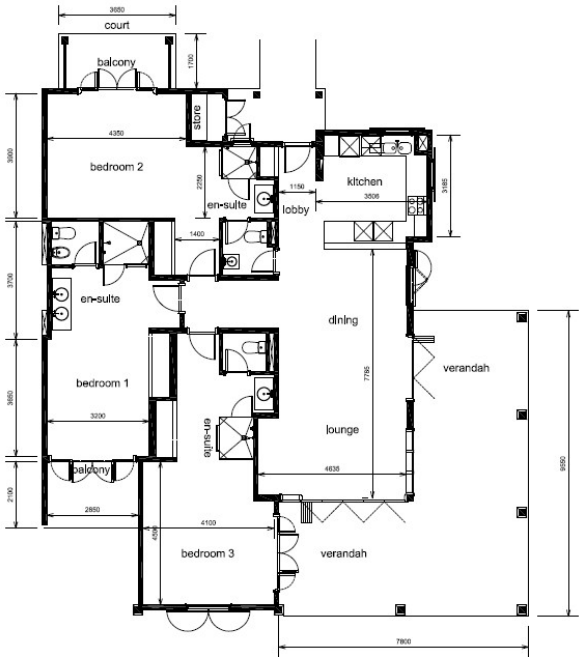


BLING - BLING
ISLAND ESTATES BROKER

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 corner apartment located on the ground floor of an apartment house with a view of the super-yacht marina and the main island of Mahé.**
- **The apartment has an internal area of 151 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 64 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 is surrounded by a landscaped tropical garden of 179 m² with direct access to its own boat mooring of 12 x 6 m right in front of the apartment.**
- **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:



BLING - BLING
ISLAND ESTATES BROKER









BLING - BLING
ISLAND ESTATES BROKER









BLING - BLING
ISLAND ESTATES BROKER









BLING - BLING
ISLAND ESTATES BROKER

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



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

