

## Ground floor apartment with large garden - Seychelles, Eden Island

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

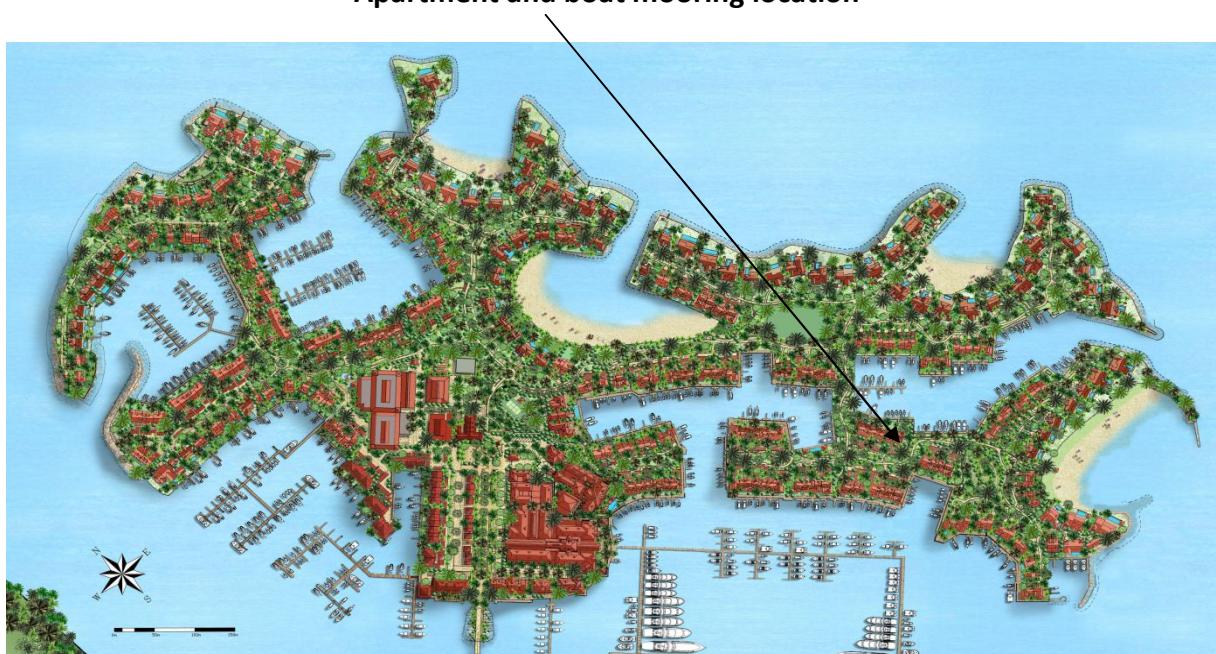
**Unit internal area: 149 m<sup>2</sup>, terraces: 61.8 m<sup>2</sup>, garden: 355.9 m<sup>2</sup>, boat mooring: 10 x 4.55 m**  
(3 bedrooms, 3 bathrooms, garden, private boat mooring in front of the apartment house)

**Price: USD 850,000 (incl. furniture) + transfer taxes**

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



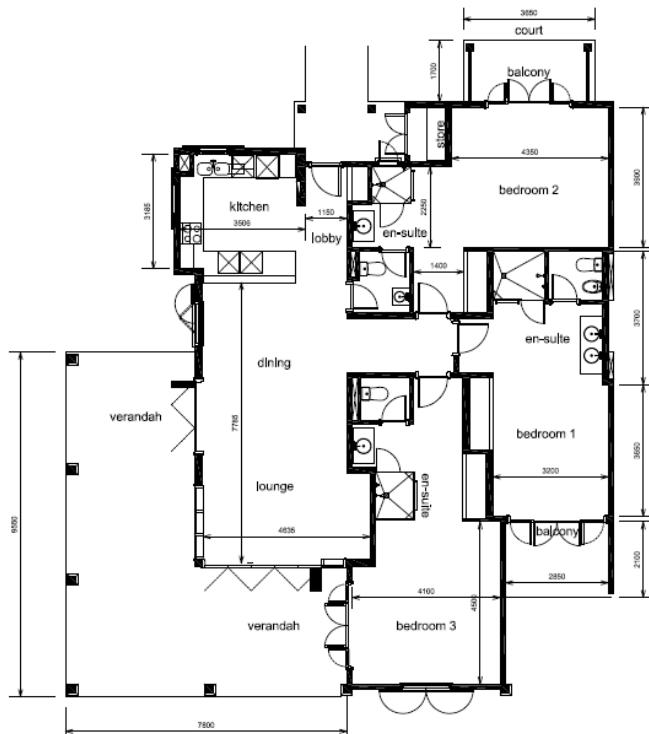
**Apartment and boat mooring location**



### ***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 corner apartment located on the ground floor of an apartment house in Basin 2 with a view of the residential marina and the main island of Mahé.
- The apartment has an internal area of 149 m<sup>2</sup>, 3 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, store, covered terraces with a total area of 61.8 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 355.9 m<sup>2</sup> with direct access to its own boat mooring of 10 x 4.55 m in front of the apartment house.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

### ***Floor plan:***



**BB**  
**BLING - BLING**  
ISLAND ESTATES BROKER



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ISLAND ESTATES BROKER





**Private boat mooring in front of the apartment house**



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



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