# Apartment No. P237A15 for Sale - Seychelles, Eden Island

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

*Total area: 215 m², unit internal area: 151 m², unit covered area: 64 m²*
*(3 bedrooms, 3 bathrooms, covered terrace, private mooring right next to the house)*

### Price incl. furniture: USD 900,000 + transfer taxes
*(5% Stamp duty, 1.5% Sanction Application Processing Fee, cca 1.5% Notary Fee)*



**Location on Eden Island**

## *Basic information:*

- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the 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 and tennis court. Security service 24/7.

- Within walking distance is a polyclinic with private practices and Eden Plaza shopping gallery with stores, restaurants and cafés, pharmacy, banks, exchange office, dry cleaning, Spar supermarket with grocery, drugstore, and others.

- This is a corner apartment on the first floor of the apartment house overlooking the marina and the main island of Mahé.

- The apartment has a living area of 151 m², 3 bedrooms, each with en-suite bathroom and separate toilet, a living area connected to the dining area and kitchen, a covered terrace of 64 m², outdoor seating and barbecue.

- The apartment is fully furnished, air-conditioned, equipped with all electrical appliances and Wi-Fi connection. It is sold including all equipment.

- The apartment is sold together with a parking space for one car and a reserved boat mooring of 13 x 5 m located directly in front of the apartment house.

- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.