

## Beach apartment, Basin 3 - Seychelles, Eden Island

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

*Unit internal area: 99.7 m<sup>2</sup>, terrace: 42.5 m<sup>2</sup>, garden: 146 m<sup>2</sup>, boat mooring: 12 x 4.5 m  
(2 bedrooms, 2 bathrooms, garden, direct beach access, private boat mooring)*

**Price: USD 750,000 (incl. furniture) + transfer taxes**

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



**Boat mooring location**

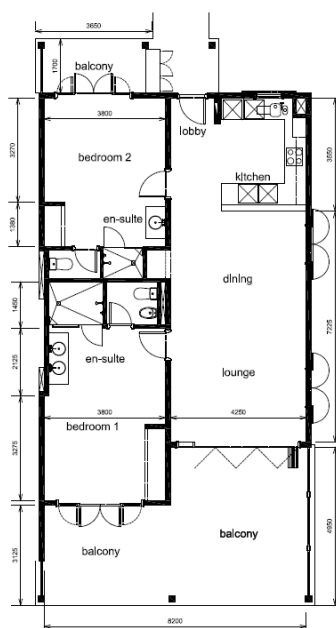
**Apartment location**



### ***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 in Basin 3, right next to the Anse Bernik beach.
- The apartment has an internal area of 99.7 m<sup>2</sup>, 2 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, covered terrace of 42.5 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 garden of 146 m<sup>2</sup>, which is directly connected to the sandy beach of Anse Bernik.
- The apartment has its own boat mooring of 12 x 4.5 m located in the Port Royale marina (Basin 6).
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

### **Floor plan:**





**Apartment on the Anse Bernik beach**











**View from the apartment of Anse Bernik beach**





**Anse Bernik beach (directly in front of the apartment)**

