

Design maison - Seychelles, Eden Island

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

Plot: 401.4 m², unit internal area: 183.8 m², terraces: 70.5 m², boat mooring: 11.5 x 9.7 m
(4 bedrooms, 4 bathrooms, splash pool, private boat mooring in front of the maison)

Price: USD 1,900,000 (incl. furniture) + transfer taxes

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



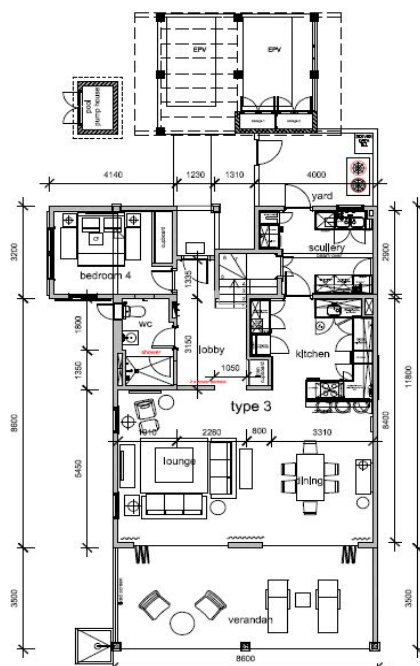
Maison and boat mooring location



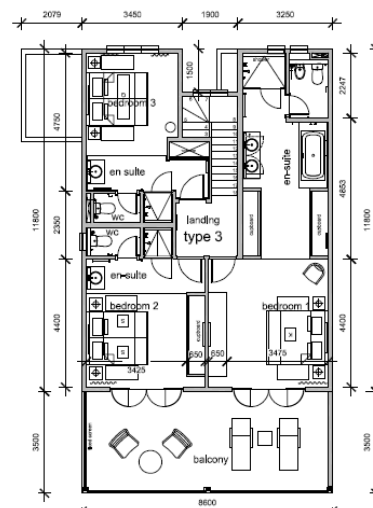
Basic information:

- 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 two-storey terraced house set on a plot of 401.4 m² with a view of the Port Royale residential marina, the Super Yacht marina and the main island of Mahé.
- The maison has an internal area of 183.8 m², 4 bedrooms (4 bedroom currently used as a dressing room), each with en-suite bathroom and toilet, living area with dining area and kitchen, scullery, separate bathroom and separate guest toilet, covered terraces with a total area of 70.5 m², yard and a covered golf buggy parking space.
- The maison is air-conditioned and fully furnished with modern design furniture and all electrical appliances. All this equipment is included in the purchase price.
- The remaining part of the property consists of a landscaped tropical garden with a private splash pool and direct access to its own boat mooring of 11.5 x 9.7 m in front of the maison.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Ground floor plan:



First floor plan:













View of the marina and the main island of Mahé

