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ISLAND ESTATES BROKER

Maison with the open ocean view - Seychelles, Eden Island

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

Plot: 673 m², unit internal area: 315 m², terraces: 107.6 m², boat mooring: 12 x 5.25 m
(4 bedrooms, 4 bathrooms, swimming pool, private boat mooring near the maison)

Price: USD 2,650,000 (incl. furniture) + transfer taxes
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)

Maison location   **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 colonial-style terraced house set on a plot of 673 m² with a view of the open ocean, the main island of Mahé and the neighbouring island of St. Anne.**

- **The maison has an internal area of 315 m², 4 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, bar, scullery, guest toilet, covered terraces with a total area of 107.6 m² and a covered golf buggy parking space.**

- **The maison is fully furnished, air-conditioned and equipped with 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 swimming pool.**

- **The maison also has its own boat mooring of 12 x 5.25 m located in Basin 4 (approx. 2 minutes walk from the maison).**

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

View from the terrace