

Maison with large private boat mooring - Seychelles, Eden Island

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

Plot: 504.7 m², **unit internal area:** 186 m², **terraces:** 133.2 m², **boat mooring:** 16.2 x 10 m
(4 bedrooms, 4 bathrooms, swimming pool, private boat mooring in front of the maison)

Price: USD 1,750,000 (incl. furniture) + transfer taxes

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



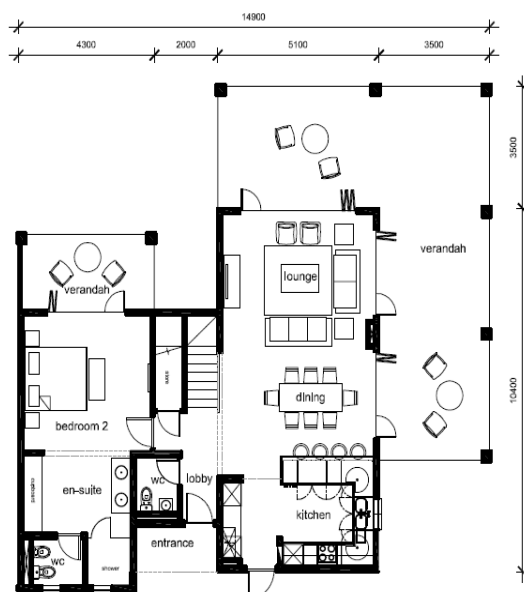
Maison and boat mooring location



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 colonial-style terraced house set on a corner plot of 504.7 m² in Basin 1 with a view of the residential marina and the main island of Mahé.
- Next to the maison are beaches Anse Bernik and Anse Bernitier and Eden Park.
- The maison has an internal area of 186 m², 4 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, covered terraces with a total area of 133.2 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 tropical garden with a private swimming pool and direct access to its own large boat mooring of 16.2 x 10 m in front of the maison.
- The maison has a short-term rental licence.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Ground floor plan:



First floor plan:











View from the terrace



Anse Bernik beach (behind the maison)



Anse Bernitier beach (approx. 1 minute walk from the maison)

