

## Maison with cottage in the garden - Seychelles, Eden Island

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

**Parcel area:** 1,377.3 m<sup>2</sup>, private boat mooring: 12 x 5.25 m

(maison with 5 bedrooms and swimming pool, separate guest cottage with 2 bedrooms and splash pool, outdoor kitchen with bar, direct access to the ocean)

**Price:** USD 5,000,000 (incl. furniture) + transfer taxes

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



Maison location

Boat mooring location



***Basic information:***

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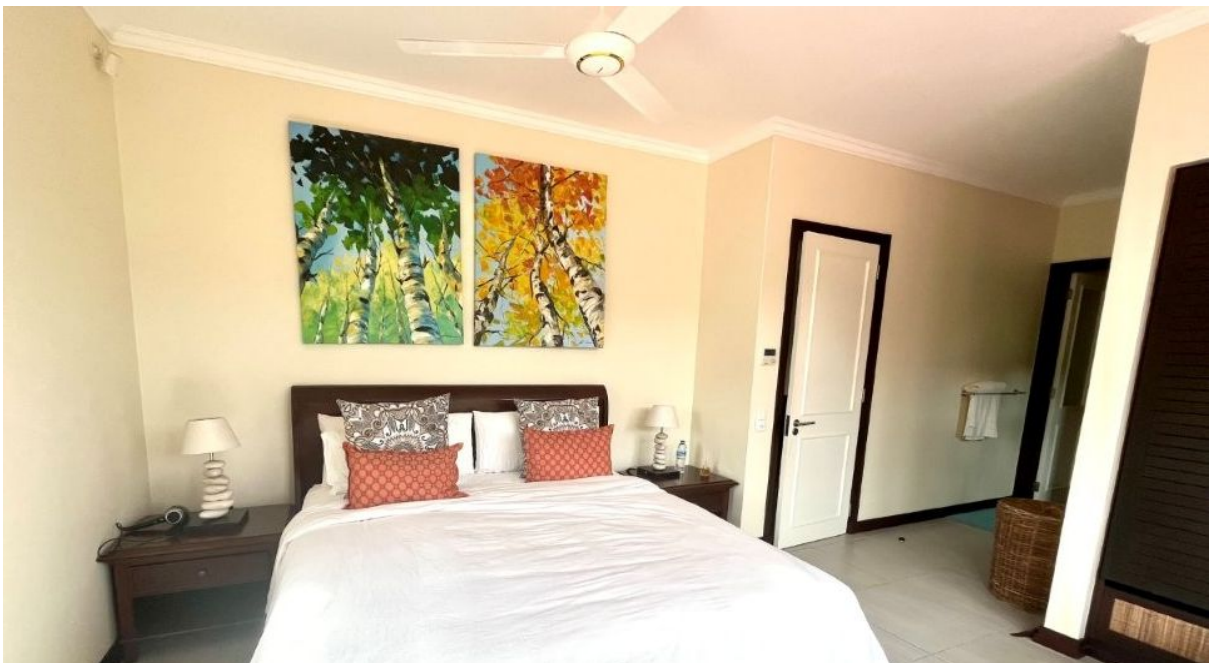
- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the Seychelles International Airport and about 5 km from the capital city of Victoria.
- The Resort provides very comfortable facilities - 4 sandy beaches, 3 communal swimming pools, fitness 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 freestanding two-storey colonial-style house with a separate guest cottage in the garden set on a plot of 1,377.3 m<sup>2</sup> with direct access to the ocean and open views of the main island of Mahé and the neighbouring island of St. Anne.
- The maison has 5 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, guest toilet, scullery, store, covered terraces, outdoor kitchen with bar, yard, 2 covered golf buggy parking spaces and private swimming pool.
- The separate guest cottage has 2 bedrooms, each with en-suite bathroom and toilet, kitchen with dining area, covered terrace and private splash pool.
- The maison and the guest cottage are 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 stairs directly to the ocean.
- The property also has its own boat mooring of 12 x 5.25 m situated in Basin 5.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.





**Outdoor kitchen with bar**

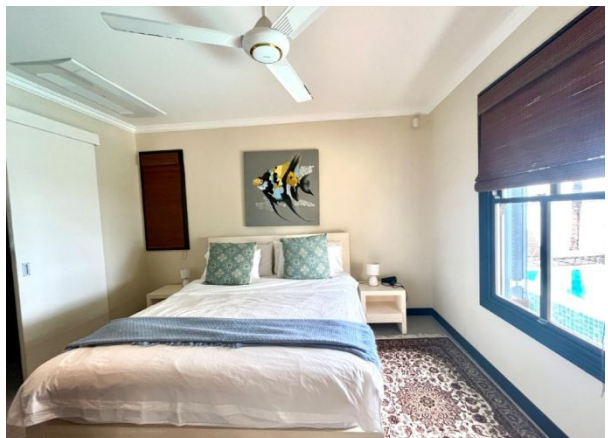








**Separate guest cottage**



**View of the neighbouring island of St. Anne**



**Anse Bigorno beach (approx. 5 minutes walk from the maison)**

