

Maison + 2 bedroom Cottage No. 250 - Seychelles, Eden Island

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

*Land area: 768 m², unit internal area: 293 m², unit covered area: 133 m²
(4 bedrooms, 2 bedrooms in Cottage, swimming pool, private mooring in front of the maison)*

Price: 2,700,000 USD + transfer taxes

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



Location on Eden Island





Basic information:

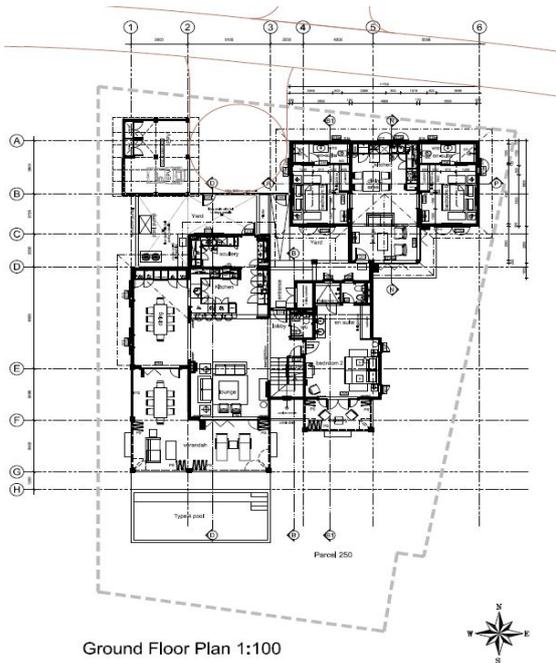
- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the international airport and about 5 km from the capital city of Victoria.
- The resort provides very comfortable facilities - 4 sandy beaches, 3 communal swimming pools, fitness centre and tennis court. Security service 24/7.
- Within walking distance is a polyclinic with private practices and Eden Plaza shopping gallery with stores, restaurants and cafés, pharmacy, banks, exchange office, dry cleaning, Spar supermarket with grocery, drugstore, and others.
- This is a two-storey, colonial-style terraced house set on a 768 m² plot in Port Royale with a view of Mahé Island and its own mooring for a boat in front of the maison.
- The house has a living area of 293 m², 4 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, guest toilet, study, technical facilities, covered terraces with a total area of 133 m², outdoor seating and a covered golf buggy parking space.
- The property also includes a separate guest Cottage with 2 bedrooms, each with en-suite bathroom and toilet, and living area connected to the dining area and kitchen.
- The maison and the Cottage are fully furnished, air-conditioned and equipped with all electrical appliances. Ceiling fans are installed in all rooms, including the terraces, and the living areas are equipped with USB sockets and Wi-Fi access.
- The remaining part of the property consists of a landscaped garden with mature tropical greenery, a private swimming pool of 8 x 3.6 m and direct access to its own mooring for a boat of 11.5 x 16.7 m in front of the maison.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Maison No. 250 Changes / Improvements vs the standard EI Maison:

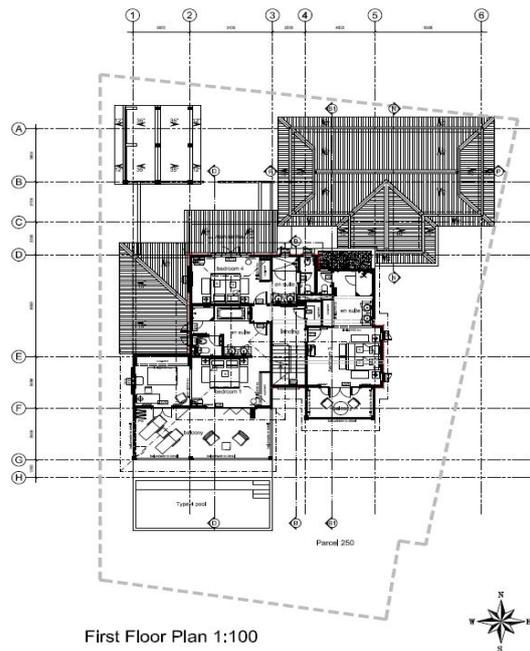
- Size - Increased Kitchen, Living & Bedroom sizes
- Study - Main bedroom side patio converted to study
- Dining room - Side patio converted to dining room added
- Cottage - 2 bedroom Cottage added
- Total Br. - 6 bedrooms
- Scullery - Added
- Freezer - Double door Miele freezer in scullery
- Mooring - Very large mooring 11.5 x 16.7 m in front of the maison
- 2 Golf carts
- Shutters - ground floor patio shutters added
- Yard - Increased back yard size with external sink & granite work area
- Finishes - All finishes, san-ware, chrome-ware & joinery - Villa Specification
- Fit-out - Own upgraded fit-out (FFE, OSE & IT)
- USB sockets - Added in living & bedrooms
- Ceiling Fans - Added in all bedrooms, patios & lounge areas



Ground Floor Plan:



First Floor Plan:





BLING - BLING



BLING - BLING



