

Maison No. 251 for Sale - Seychelles, Eden Island

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

*Land area: 372 m², unit internal area: 204.4 m², unit covered area: 67 m²
(4 bedrooms, swimming pool, private mooring in front of the maison)*

Price: USD 1,550,000 + transfer taxes

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



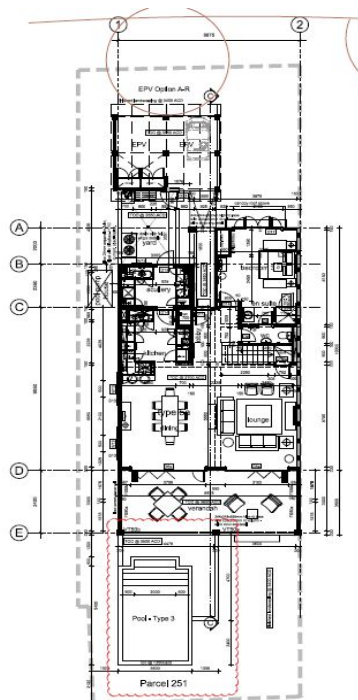
Location on Eden Island



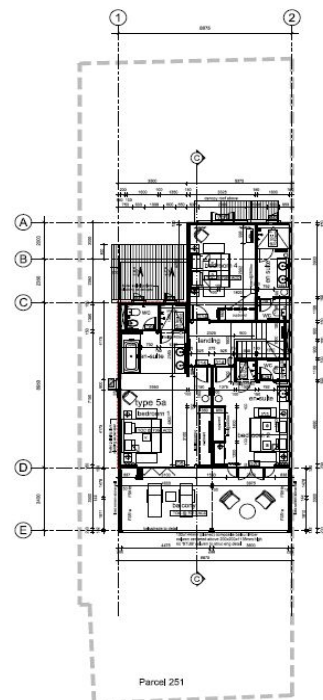
Basic information:

- 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 372 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 204.4 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 67 m², outdoor seating and a covered golf buggy parking space.
- The maison is 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 and direct access to its own mooring for a boat of 11.5 x 10.5 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:



Maison No. 251



