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Premium location maison - Seychelles, Eden Island

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

Plot: 405.6 m², unit internal area: 185.7 m², terraces: 133.2 m², boat mooring: 14.3 x 7.1 m
(4 bedrooms, 4 bathrooms, terraces, splash pool, private boat mooring in front of the maison)

Price: USD 2,250,000 (incl. furniture) + transfer taxes

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

Maison and boat mooring location

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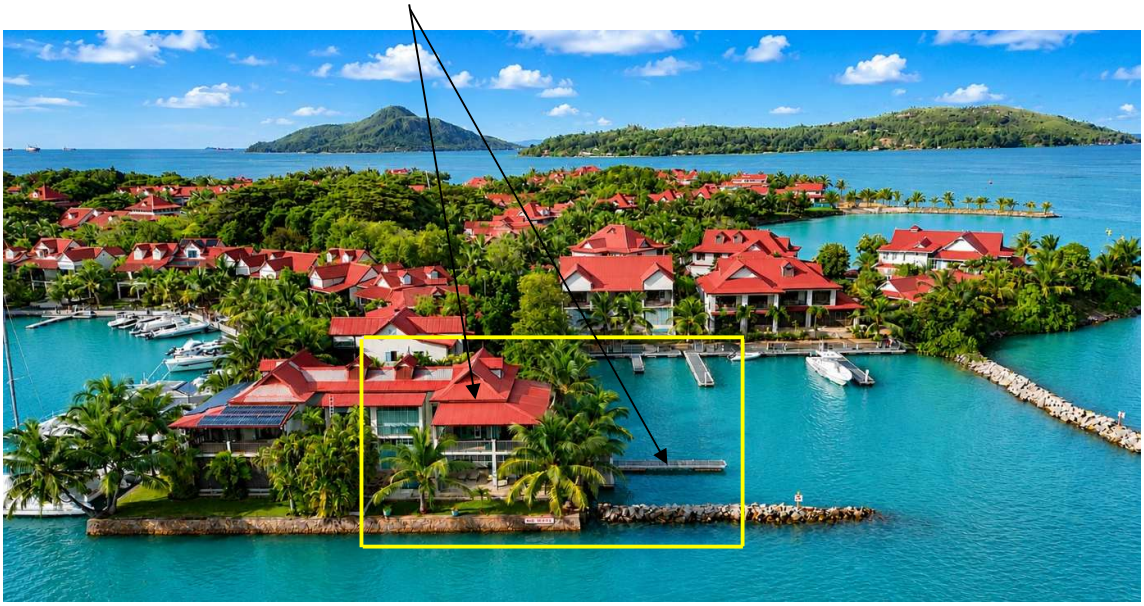
Basic information:

- **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 405.6 m², offering views of the Super Yacht Marina and the main island of Mahé, with the new resort The Residences at Meliá Seychelles.**
- **The maison has an internal area of 185.7 m², 4 bedrooms, each with en-suite bathroom and separate toilet, living area with dining area and kitchen, guest toilet, covered terraces with a total area of 133.2 m², covered golf buggy parking space and a private splash pool.**
- **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 access to a private boat mooring of 14.3 x 7.1 m in front of the maison. The boat mooring provides direct access to the main Super Yacht Marina and the open ocean.**
- **The owner of a property in Seychelles is entitled to apply for a long-term residence permit.**

Maison with private boat mooring



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Direct open ocean access from the private boat mooring

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