

## Maison No. 179 for Sale - Seychelles, Eden Island

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

*Land area: 644 m<sup>2</sup>, unit internal area: 209.41 m<sup>2</sup>, unit covered area: 107.6 m<sup>2</sup>  
(4 bedrooms, swimming pool, private boat mooring in front of the maison)*

**Price: USD 1,400,000 (incl. furniture) + transfer taxes**

*(5% Stamp duty, 1.5% Sanction Application Processing Fee, 2 % Notary Fee)*



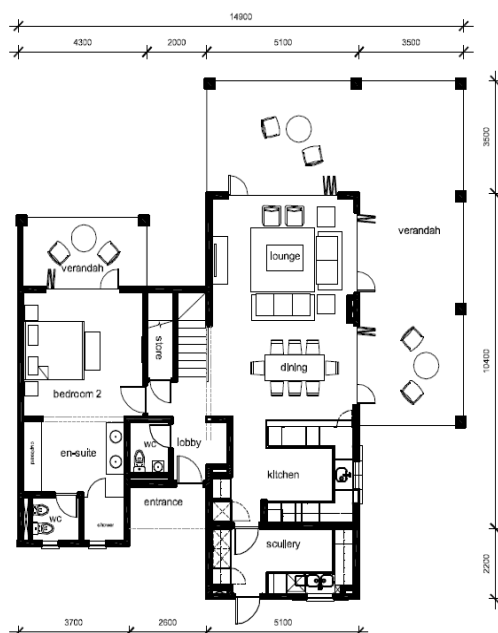
Location on Eden Island



### ***Basic information:***

- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the 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 plot of 644 m<sup>2</sup> with a view of Mahé Island and its own boat mooring in front of the maison.
- The maison has an internal area of 209.41 m<sup>2</sup>, 4 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, scullery, covered terraces (verandas) with a total area of 107.6 m<sup>2</sup> and a covered golf buggy parking space.
- The maison is fully furnished, air-conditioned and equipped with all electrical appliances. The terraces can be completely closed with sliding folding aluminium shutters. (All this equipment is included in the purchase price.)
- The remaining part of the property consists of a landscaped tropical garden with a private swimming pool and direct access to its own boat mooring of 12.3 x 15.48 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**



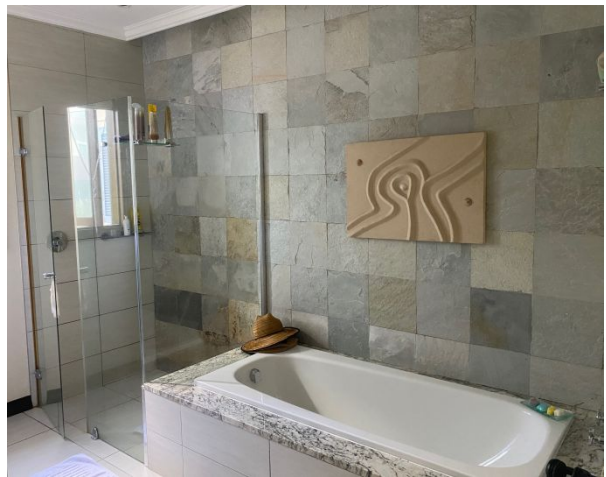












**Anse Bigorno beach (approx. 4 minutes walk from the maison)**

