

## Maison No. 245 for Sale - Seychelles, Eden Island

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

***Land area: 484.2 m<sup>2</sup>, unit internal area: 204.4 m<sup>2</sup>, unit covered area: 67 m<sup>2</sup>  
(4 bedrooms, swimming pool, private boat mooring in front of the maison)***

***Price: USD 1,550,000 (incl. furniture) + transfer taxes***

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



Location on Eden Island



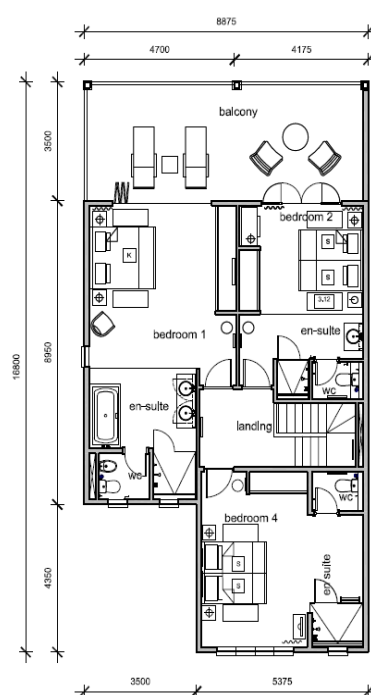
### ***Basic information:***

- 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 484.2 m<sup>2</sup> in Port Royale with a view of Mahé Island and its own boat mooring in front of the maison.
- The maison has an internal area of 204.4 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 67 m<sup>2</sup> and a covered golf buggy parking space.
- 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 a private swimming pool and direct access to its own boat mooring of 11.5 x 11.5 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. 245















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

