

Maison, Basin 4 - Seychelles, Eden Island

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

Plot: 321 m², unit internal area: 157.7 m², terraces: 58 m², short-term rental license (3 bedrooms, 3 bathrooms, splash pool, private boat mooring in front of the maison)

Price: USD 1,250,000 (incl. furniture) + transfer taxes

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



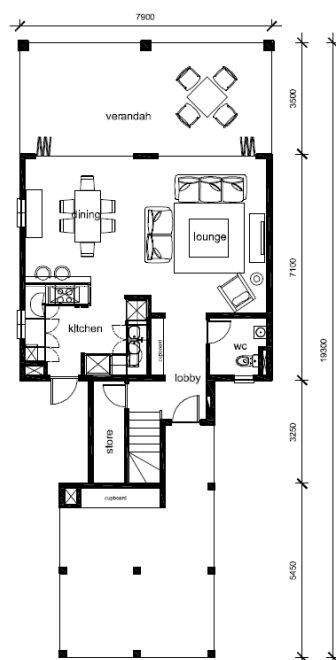
Maison location on Eden Island



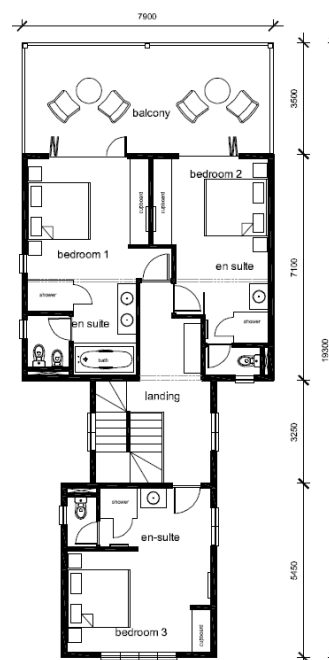
Basic information:

- 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 321 m² with a view of Mahé Island and close to Anse Bigorno and Anse Bernik beaches.
- The maison has an internal area of 157.7 m², 3 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, store, guest toilet, covered terraces with a total area of 58 m² 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 splash pool and direct access to its own boat mooring of 13.3 x 8.82 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







View from the terrace



Anse Bigorno beach (right behind the house)

