

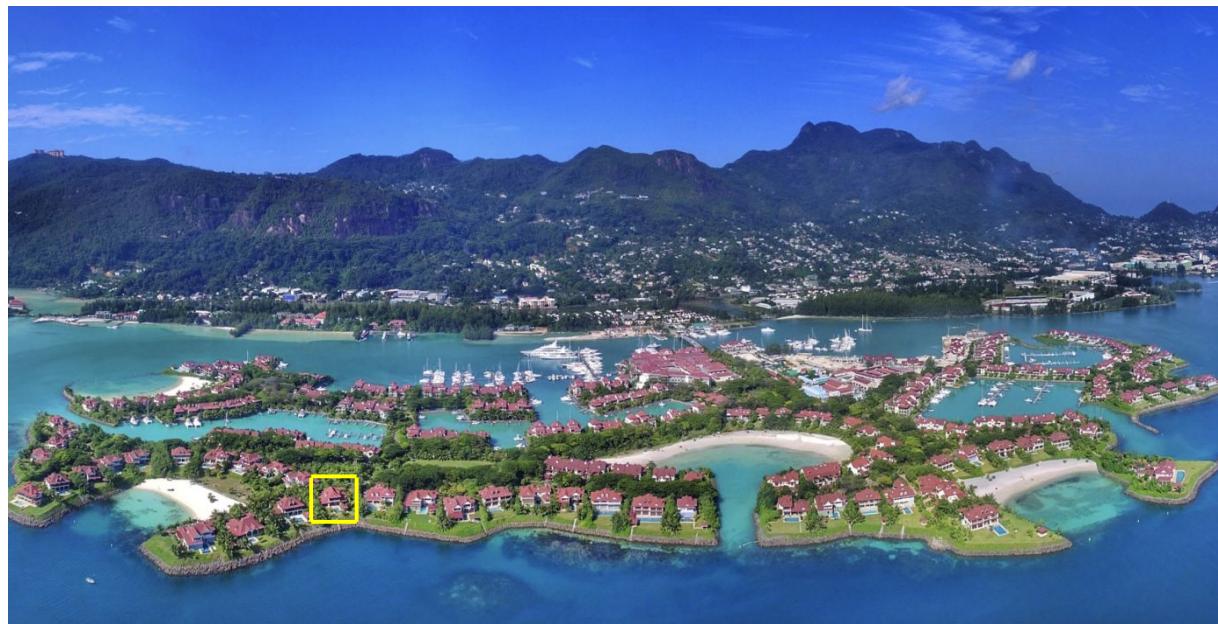
Completely renovated villa with view of the ocean and neighboring islands - Seychelles, Eden Island

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

Plot: 1,747 m², unit internal area: 322 m², terraces: 93 m², boat mooring: 10 x 4.55 m
(3 bedrooms, swimming pool, private boat mooring, ocean view and direct access)

Price: USD 3,900,000 (incl. furniture) + transfer taxes

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



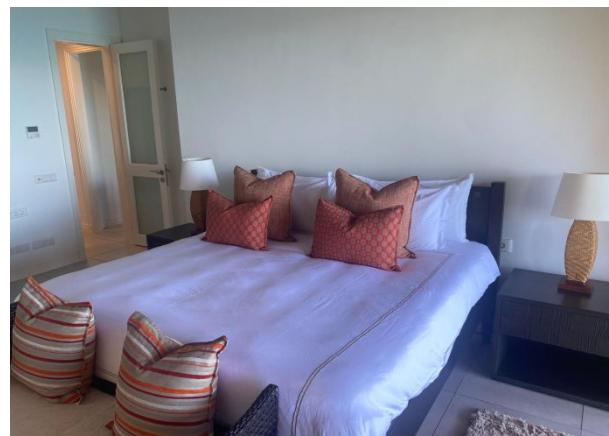
Basic information:

- 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 villa set on a plot of 1,747 m² with direct access to the ocean and view of the neighbouring islands of Sainte Anne and Cerf.
- Right behind the villa are Anse Bernitier beach and Eden Park. Anse Bernik beach is approx. 1 minute walk from the villa.
- The villa has an internal area of 322 m², 3 bedrooms (2 bedrooms on the ground floor, 1 master bedroom on the first floor), each with en-suite bathroom and separate toilet, spacious living area with dining area and kitchen, second living room on the first floor, guest toilet, laundry, wine cellar, covered terraces with a total area of 93 m², 2 storerooms of 10 m² and 16 m², 2 garden showers, gazebo, yard and 2 covered golf buggy parking spaces.
- The villa 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 L-shaped swimming pool, which is partially covered by a gazebo.
- Directly from the garden lead stairs to the ocean.
- The villa also has a private boat mooring of 10 x 4.55 m, situated in Basin 7.
- The villa has been completely renovated, so it is in perfect condition and currently requires no further investment in repairs.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

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View of the neighboring islands



Anse Bernitier beach (right behind the villa)



Anse Bernik beach (approx. 1 minute walk from the villa)

