

Villa overlooking neighbouring islands - Seychelles, Eden Island

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

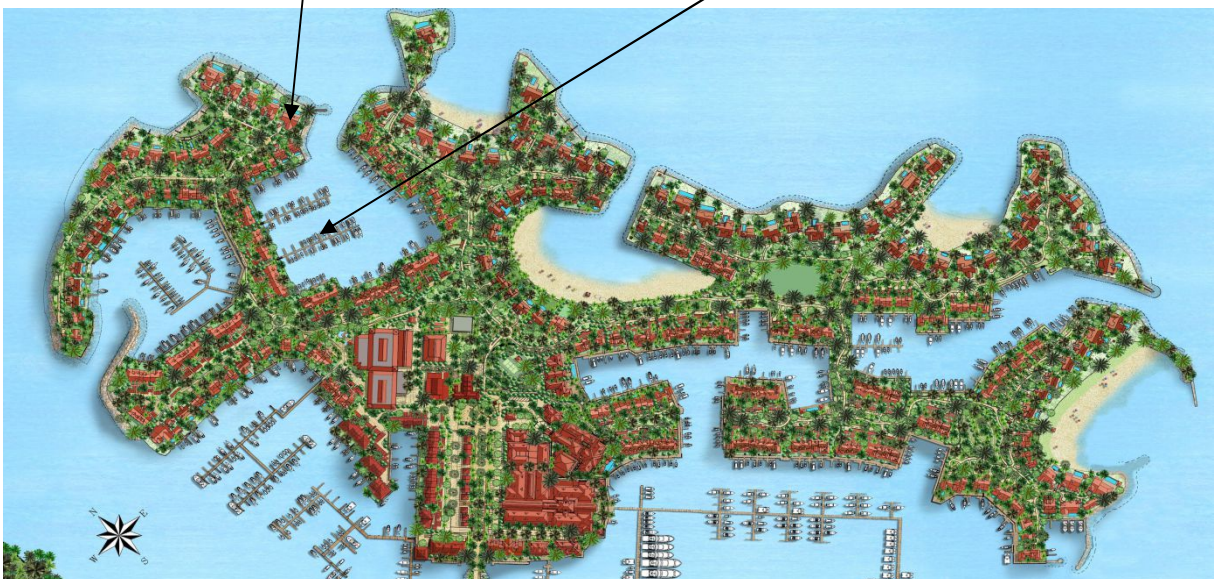
***Land area: 1,634 m², unit internal area: 374 m², unit covered area: 96 m²
(4 bedrooms, private swimming pool, private boat mooring, ocean view and direct access)***

***Price: USD 3,850,000 (incl. equipment) + transfer taxes
(5% Stamp duty, 1,5% Sanction Application Processing Fee, cca 1,5% Notary Fee)***



Villa location

Boat mooring location



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 No. 162, set on a corner plot of 1,634 m² with direct access to the ocean and view of the neighbouring islands of Sainte Anne and Cerf.**
- **The villa has a living area of 374 m², 4 bedrooms, each with en-suite bathroom and separate toilet, spacious living area with dining area and kitchen, technical facilities, covered terraces (verandas) with a total area of 96 m² and a covered golf buggy parking space.**
- **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 swimming pool and stairs directly to the ocean.**
- **The villa has its own boat mooring No. 376 of 12 x 5.25 m, which is only a few dozen metres away.**
- **The owner of a property in Seychelles is entitled to apply for a long-term residence permit.**



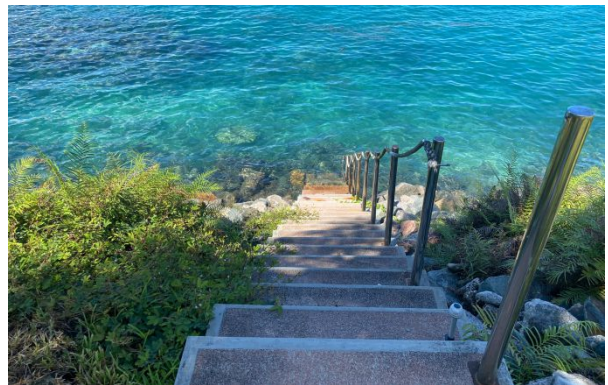








Garden with a private swimming pool and stairs directly to the ocean



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

