

## Completely renovated villa with direct access to its own boat mooring - Seychelles, Eden Island

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

**Plot: 695 m<sup>2</sup>, unit internal area: 317 m<sup>2</sup>, terraces: 121 m<sup>2</sup>, boat mooring: 12.3 x 9.2 m**  
(4 bedrooms, 4 bathrooms, private swimming pool, private boat mooring in front of the villa)

**Price: USD 3,400,000 (incl. furniture) + transfer taxes**

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



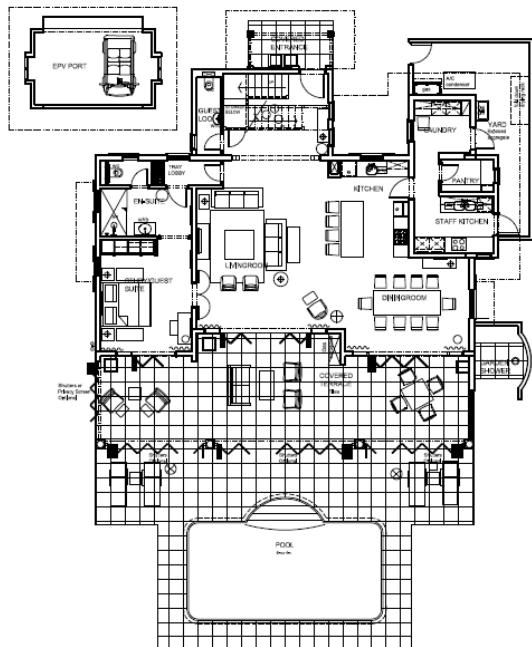
Villa and boat mooring location



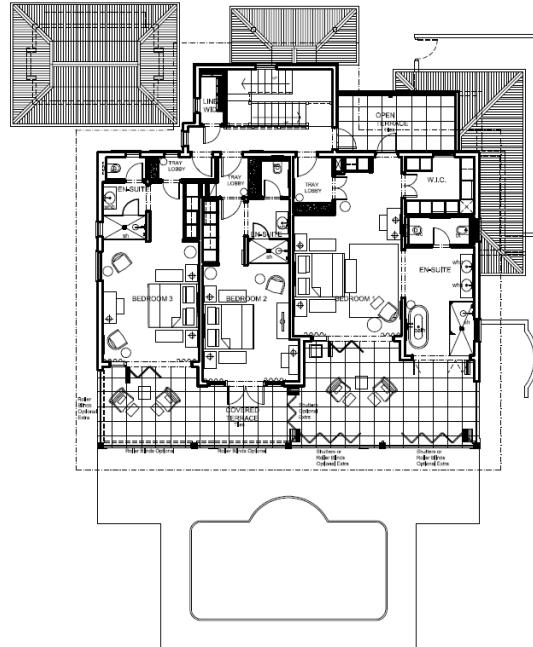
***Basic information:***

- 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 completely renovated two-story colonial-style villa set on a plot of 695 m<sup>2</sup> with a view of the main island of Mahé and the residential marina.
- The villa has an internal area of 317 m<sup>2</sup>, 4 bedrooms, each with en-suite bathroom and separate toilet, spacious living area with dining area and kitchen, staff kitchen, pantry, laundry, guest toilet, covered terraces with a total area of 121 m<sup>2</sup>, garden shower, yard and two 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 swimming pool of 32 m<sup>2</sup> and direct access to its own boat mooring of 12.3 x 9.2 m in front of the villa.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

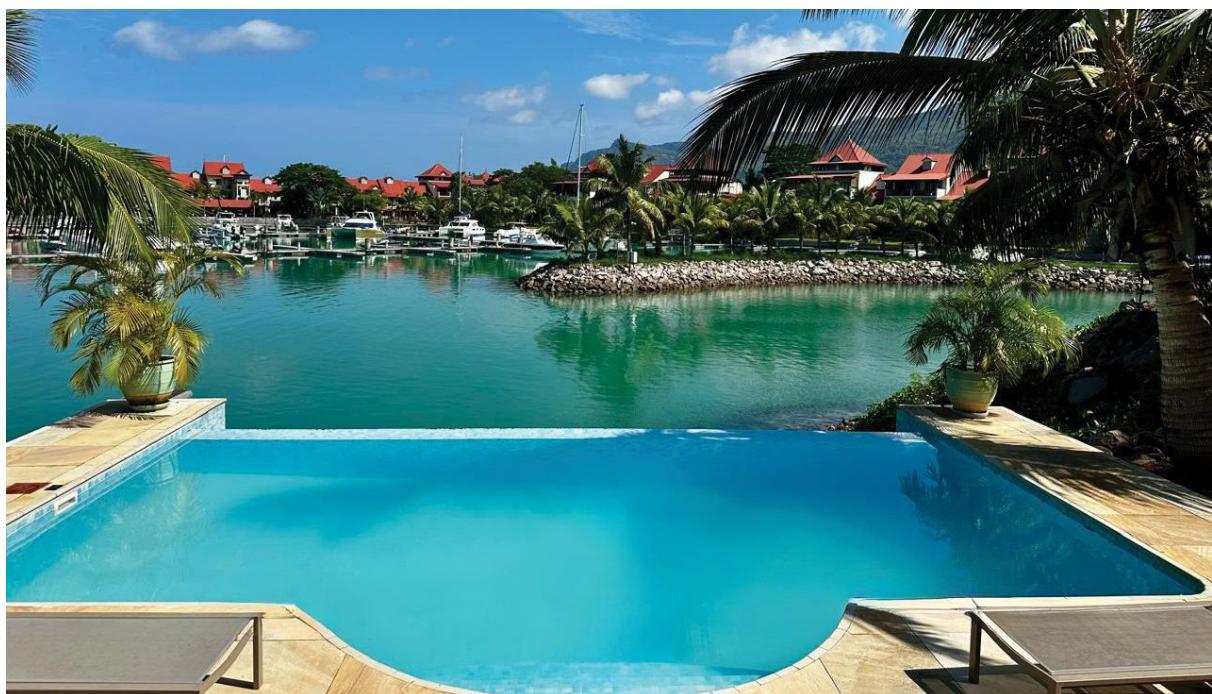
**Ground floor plan:**



**First floor plan:**



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



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

