

## Villa on the beach for Sale - Seychelles, Eden Island

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

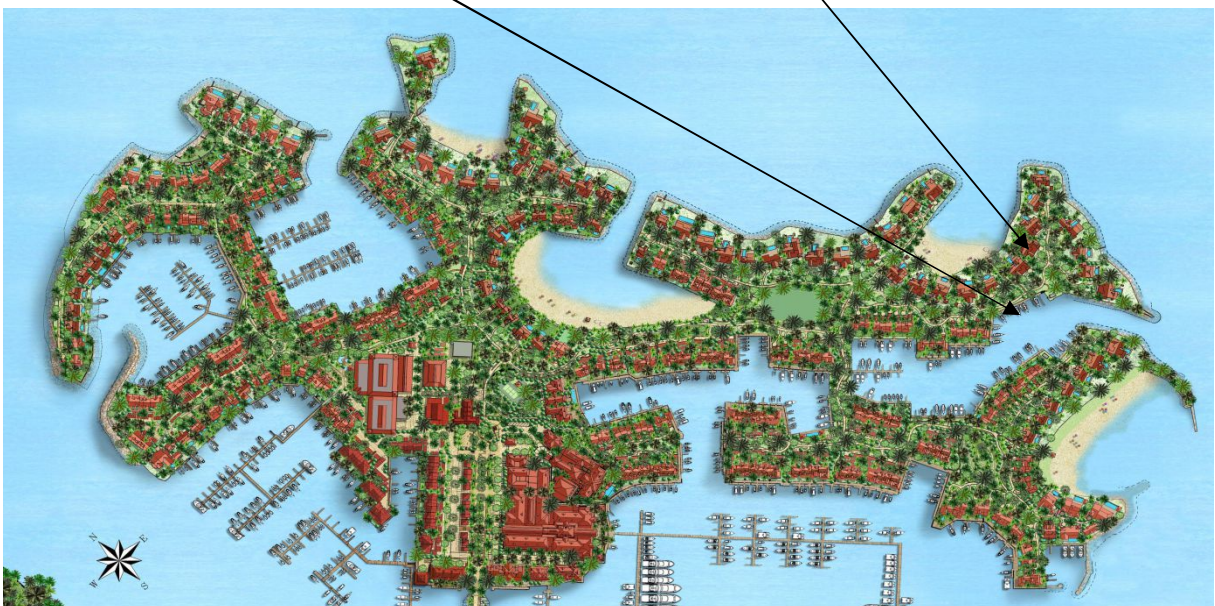
**Land area: 1,366 m<sup>2</sup>, unit internal area: 404.5 m<sup>2</sup>, unit covered area: 100 m<sup>2</sup>**  
(5 bedrooms, swimming pool, boat mooring, ocean view, beach access)

**Price: USD 3,690,000 (incl. furniture) + transfer taxes**  
(5% Stamp duty, 1.5% Sanction Application Processing Fee, cca 1.5% Notary Fee)



Boat mooring location

Villa location





***Basic information:***

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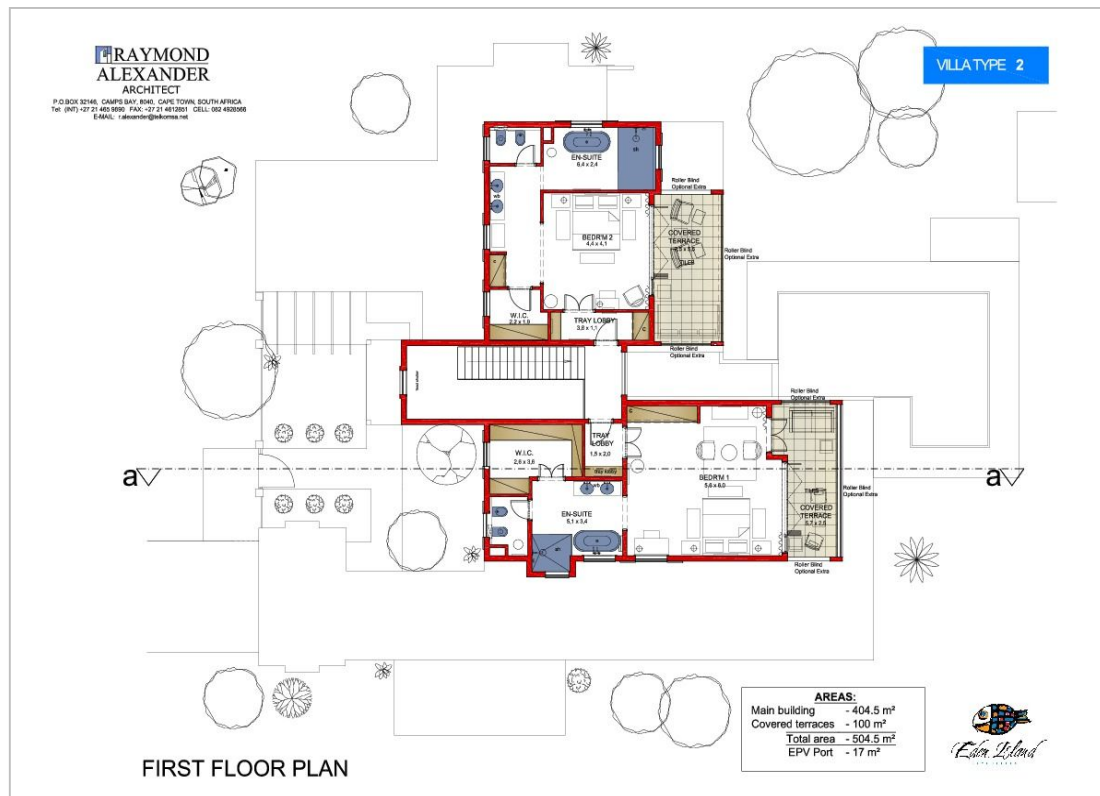
- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the Seychelles International Airport and about 5 km from the capital city of Victoria.
- The resort provides very comfortable facilities - 4 sandy beaches, 3 communal swimming pools, fitness 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. 95, set on a plot of 1,366 m<sup>2</sup> with access to Anse Bernitier beach and view of the neighbouring islands of Sainte Anne and Cerf.
- The villa has a living area of 404.5 m<sup>2</sup>, 5 bedrooms (3 bedrooms on the ground floor, 2 bedrooms on the first floor), each with en-suite bathroom and separate toilet, living area with dining area and kitchen, entrance hall, guest toilet, technical facilities, storerooms, covered terraces of 100 m<sup>2</sup> 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 gazebo and private swimming pool.
- The villa has its own boat mooring No. 272 of 10 x 4.54 m located close to 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

















**Anse Bernitier beach (in front of the villa)**

