

## **Villa with view of the neighbouring islands and with a large private boat mooring - Seychelles, Eden Island**

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

***Plot: 1,543 m<sup>2</sup>, unit internal area: 317 m<sup>2</sup>, terraces: 121 m<sup>2</sup>, boat mooring: 15 x 15 m  
(4 bedrooms, swimming pool, private boat mooring, ocean view and direct access)***

***Price: USD 3,950,000 (incl. furniture) + 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 set on a plot of 1,543 m<sup>2</sup> with direct access to the ocean and view of the neighbouring islands of Sainte Anne and Cerf.
- 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, technical facilities, covered terraces with a total area of 121 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 a private swimming pool and stairs directly to the ocean.
- The villa also has a large private boat mooring of 15 x 15 m just a few dozen metres away.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.



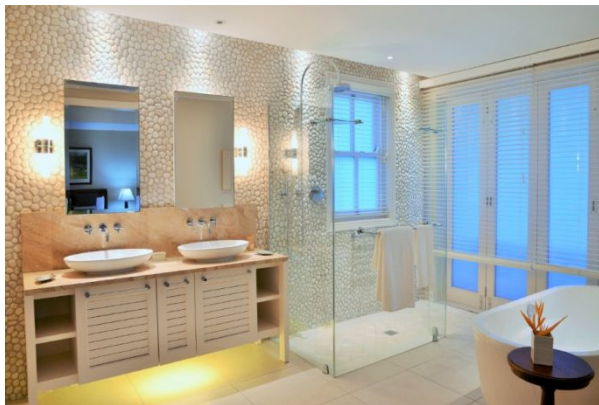














**View of the neighboring islands**



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

