

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 m², **unit internal area:** 405 m²

(5 bedrooms, swimming pool, boat mooring, ocean view, beach access)

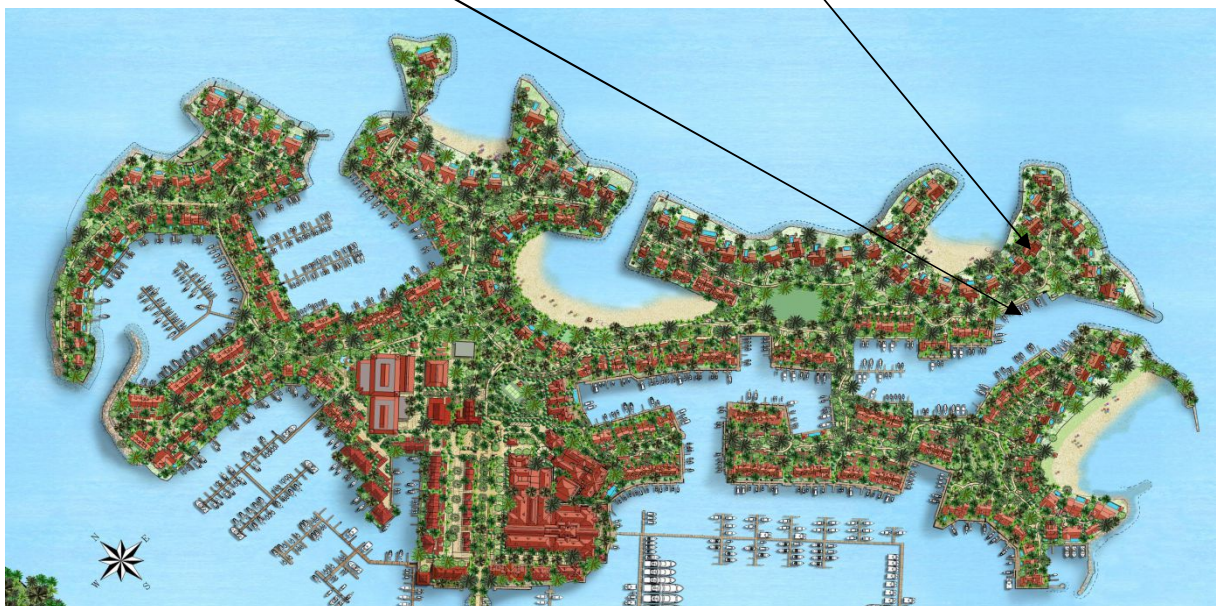
Price: USD 3,950,000 (incl. furniture) + transfer taxes

(5% Stamp duty, 1,5% Sanction Application Processing Fee, cca 1,5% Notary Fee)



Boat mooring location

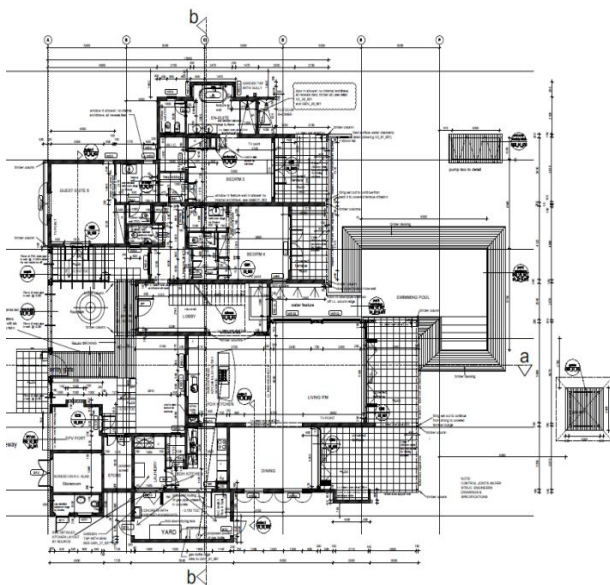
Villa location



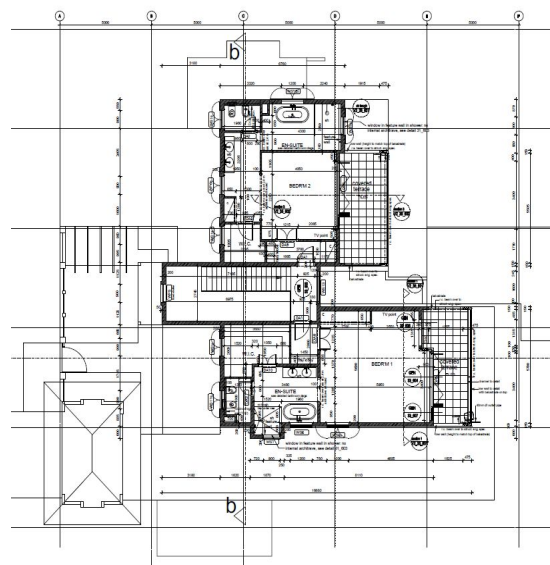
Basic information:

- 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 m² with access to Anse Bernitier beach and view of the neighbouring islands of Sainte Anne and Cerf.
- The villa has a living area of 405 m², 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 (verandas) 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

