

Villa on the beach for Sale - Seychelles, Eden Island

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

Land area: 855 m², **unit internal area:** 199 m², **unit covered area:** 41 m²
(3 bedrooms, swimming pool, boat mooring, ocean view and direct access to the beach)

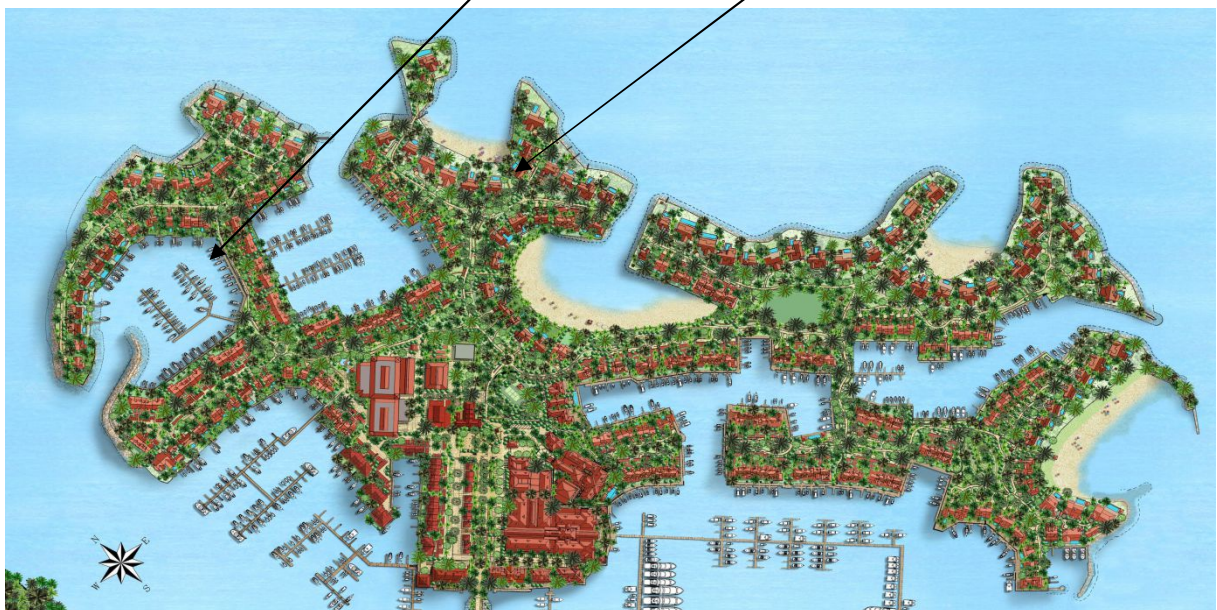
Price: USD 2,600,000 + transfer taxes

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



Boat mooring location

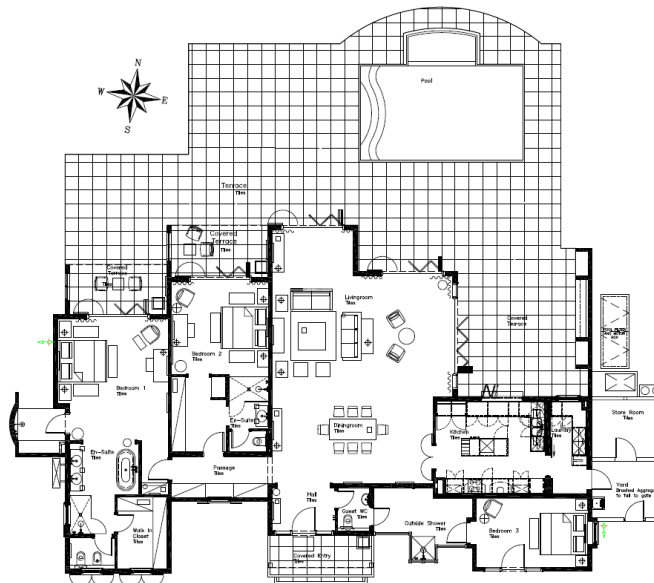
Villa location



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 ground floor colonial-style villa No. 235, set on a corner plot of 855 m² with direct access to Anse Bigorno beach and view of the neighbouring island of Sainte Anne.
- The villa has a living area of 199 m², 2 bedrooms with en-suite bathroom and toilet, 1 bedroom with separate entrance, living area with dining area and kitchen, entrance hall, guest toilet, technical facilities, covered terraces (verandas) with a total area of 41 m² and a covered golf buggy parking space.
- The villa is fully furnished, air-conditioned and equipped with all electrical appliances. (The purchase price includes basic equipment, excluding antique furniture and works of art.)
- The remaining part of the property consists of a landscaped tropical garden with a private swimming pool and direct access to Anse Bigorno beach.
- The villa has its own boat mooring No. 389 of 15 x 6 m located in Basin 5.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Floor plan









Bedroom 1 with beach view





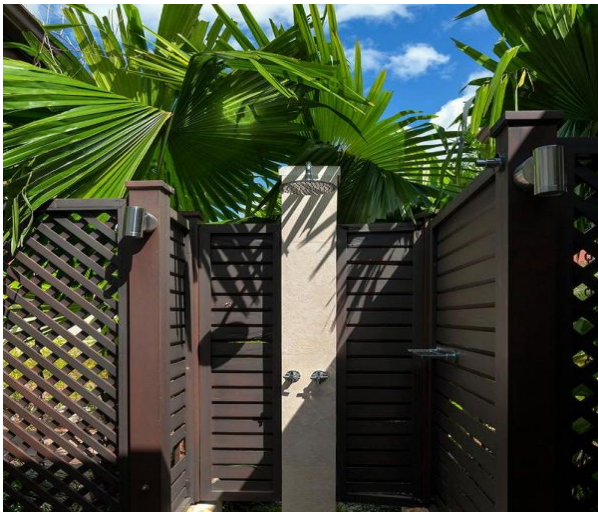
Bedroom 2 with beach view



Bedroom 3 with separate entrance



Outside showers



Garden view of Anse Bigorno beach and the island of Sainte Anne

