

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

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

**Land area: 855 m<sup>2</sup>, unit internal area: 199 m<sup>2</sup>, unit covered area: 41 m<sup>2</sup>**  
(3 bedrooms, swimming pool, boat mooring, ocean view and direct access to the beach)

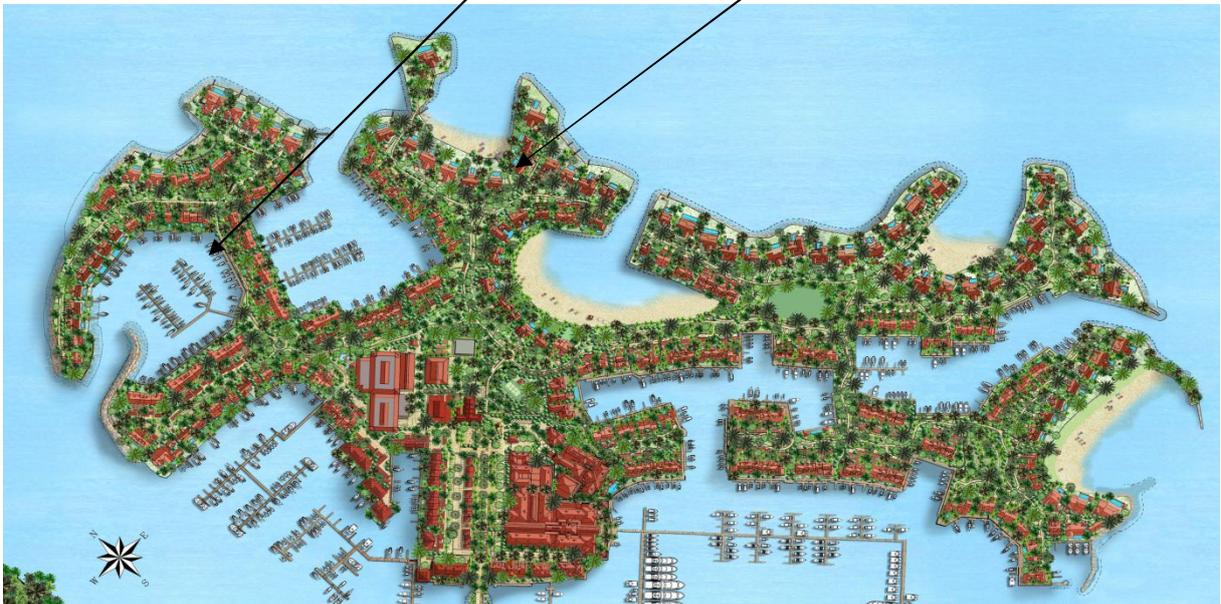
**Price: USD 2,600,000 + transfer taxes**

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



Boat mooring location

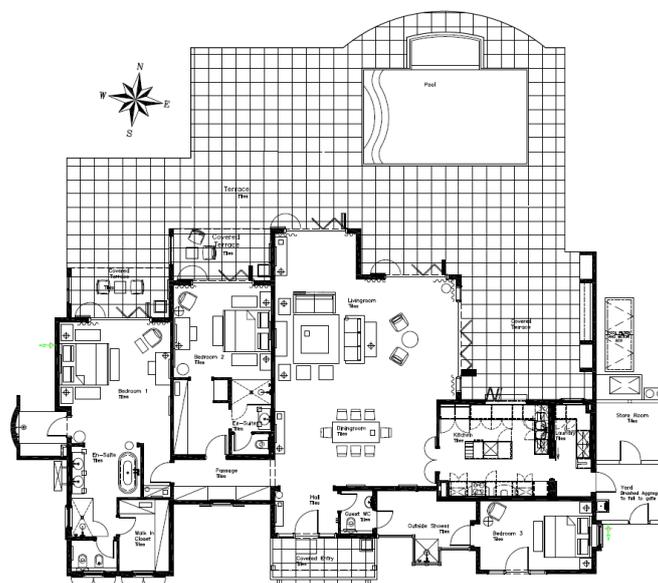
Villa location



### ***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 m<sup>2</sup> with direct access to Anse Bigorno beach and view of the neighbouring island of Sainte Anne.
- The villa has a living area of 199 m<sup>2</sup>, 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 m<sup>2</sup> 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**

