

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

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

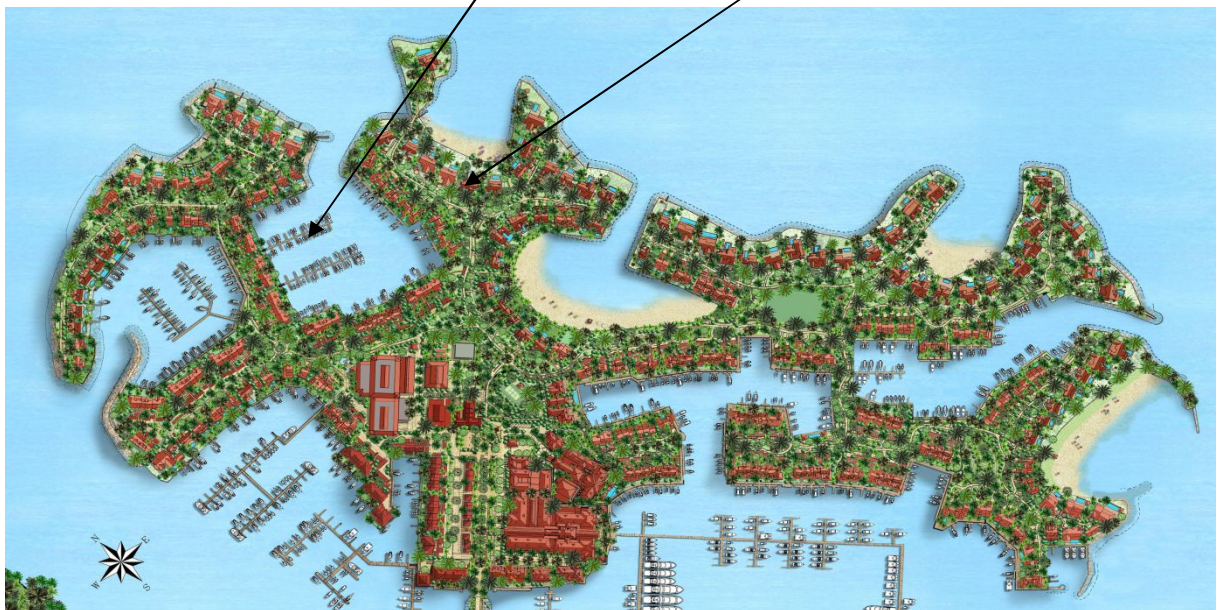
**Land area:** 1 668 m<sup>2</sup>, **unit internal area:** 345 m<sup>2</sup>, **unit covered area:** 98 m<sup>2</sup>  
(4 bedrooms, swimming pool, boat mooring, ocean view and direct access to the beach)

**Price:** USD 4,500,000 (incl. equipment) + transfer taxes  
(5% Stamp duty, 1,5% Sanction Application Processing Fee, cca 1,5% Notary Fee)



Boat mooring location

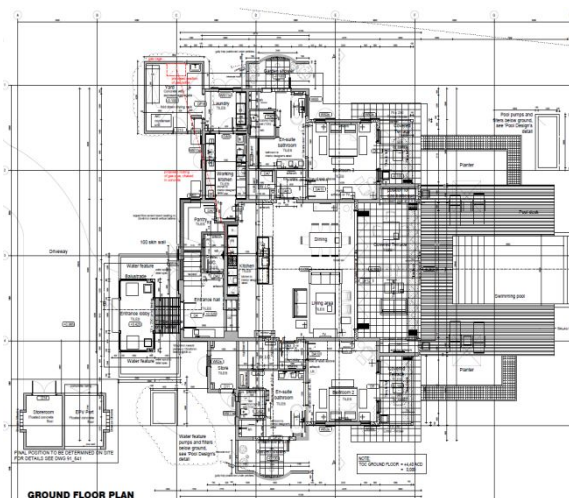
Villa location



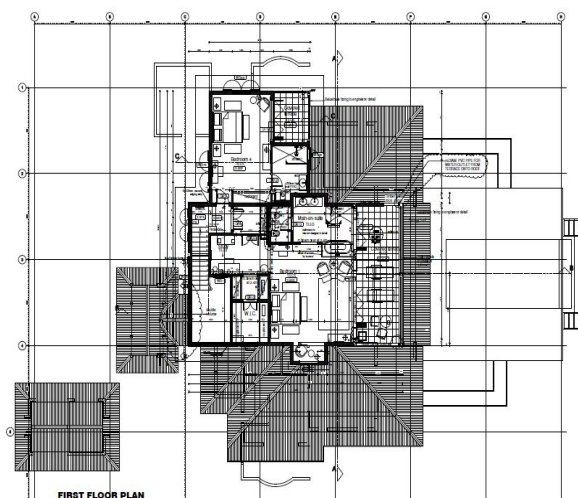
### ***Basic information:***

- 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. 127, set on a plot of 1 668 m<sup>2</sup> with direct access to Anse Bigorno beach and view of the neighbouring islands of Sainte Anne and Cerf.
- The villa has a living area of 345 m<sup>2</sup>, 4 bedrooms (2 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, covered terraces (verandas) with a total area of 98 m<sup>2</sup>, garden shower 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 large private swimming pool and direct access to Anse Bigorno beach.
- The villa has its own boat mooring No. 334 of 12 x 4,9 m located in Basin 4, approx. 3 minutes walk from 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 Bigorno beach with a view of the islands of Sainte Anne and Cerf**

