

Beach apartment A1 for Sale - Seychelles, Pangia Beach

Location: resort Pangia Beach, east coast of the main island of Mahé

Unit area: 235 m², **garden area:** 172 m²

(4 bedrooms, garden, private swimming pool, direct access to the beach)

Price: USD 1,750,000 + 10% transfer taxes

(The price includes all apartment equipment.)



Location in Pangia Beach



Basic information:

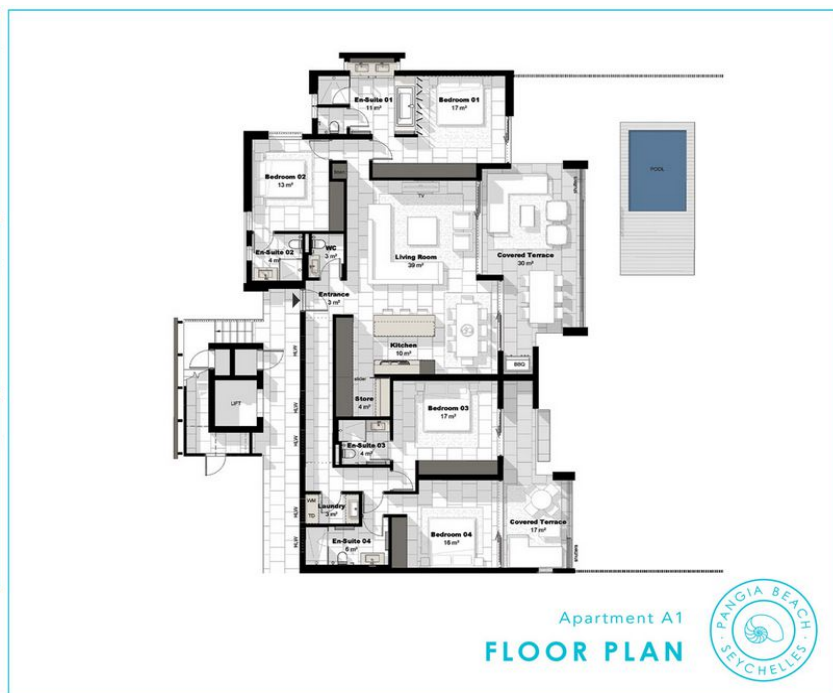
- The apartment is located in the boutique resort of Pangia Beach, which has won prestigious international awards such as *Best Residential Project in Seychelles* and *Best Residential Project in Africa*.
- Eden Island, Eden Plaza shopping mall, private clinic, Eden Island international marina and Roche Caiman Sports Complex are 5 minutes drive and Sainte Anne Marine National Park 5 minutes by boat from Pangia Beach.
- The capital city Victoria is 5 km away from the resort, as well as the Seychelles International Airport.
- This is a modern ground floor beach apartment with a living area of 235 m², 4 bedrooms, each with en-suite bathroom and separate toilet, a central living area with dining area and kitchen, technical facilities and a separate guest toilet.
- The living room is surrounded by a covered outdoor terrace, which flows into a 172 m² garden with a private swimming pool and direct access to the beach.
- One covered car parking space belongs to the apartment.
- The apartment is fully furnished with designer furniture, air-conditioned and connected to the Wi-Fi and security system. (The apartment is sold including all equipment.)
- The apartment is sold and transferred to Purchaser on freehold title. The owner can rent out his/her apartment on a long-term basis. (Short-term rentals are not allowed in Pangia Beach).
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

APARTMENT	A1
Block	A
Floor	G
Bedrooms	4
Gross Area (sqm)	235
Garden (sqm)	172
Carport	P1



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All site plans, floor plans, areas, dimensions and specifications are subject to change until the final completion of the project.



Location of the apartment - Block A





