



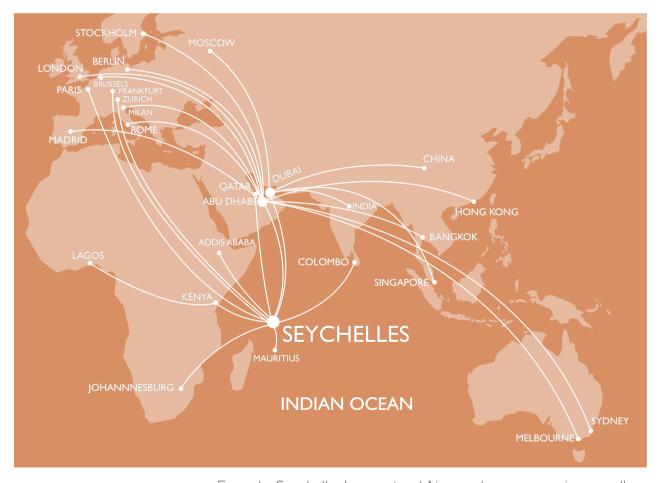
"Picture perfect, heavenly, secluded… the one and only Seychelles is the only true Paradise on Earth."

Khaleej Times - Dubai

Welcome to the Islands



Set in the middle of the Indian Ocean, this idyllic collection of 115 granitic and coralline islands, as well as their surrounding seas, create a backdrop for a rare and privileged residential environment. With their timeless beauty, low population and natural environment barely touched by man, the Seychelles offer their inhabitants a quality of life that most can only dream of. The modern infrastructure, advanced telecommunications and outstanding connectivity to regional hubs through world class airlines undeniably contribute to make the islands a highly enviable place that many would wish to call home.



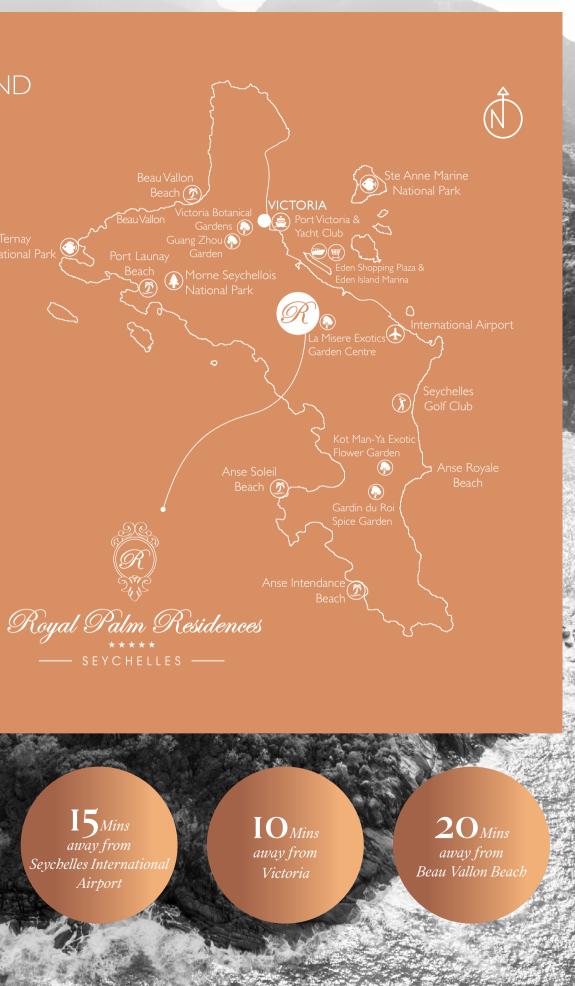
EASY CONNECTIONS TO THE WORLD

From the Seychelles International Airport, the country enjoys excellent air connectivity to Europe, Africa, the Middle East and Asia. Flights are serviced, amongst others, by Emirates, Qatar Airways, Etihad Airways, Turkish Airlines, Kenya Airways and the national carrier, Air Seychelles.

MAHÉ ISLAND

IOMins

away from



THE DEVELOPER

ROYAL PALM DEVELOPMENT COMPANY LTD IS A 100% SEYCHELLOIS COMPANY WITH PARTNERS SPECIALISED IN CONSTRUCTION, FINANCE AND ARCHITECTURE.

Riding on the success of its showcase first Villa at Royal Palm Residences, the company prides itself as being an innovator in creating bespoke high-end residences for those who value luxury, originality and impeccable quality.



The Studio has been responsible for the Architecture of a range of high-end touris and residential projects including the Four Seasons Hotel for which Executive Architects, L'Escale Resort Marina & Spa and Fregate Is amongst others. Their work has been internationally recognized resu awards being bestowed on the studio including the Kajima Prize, Ahead A Lifestyle Awards and several International Property Award

THE ARCHITECTS

BEHIND THE CONCEPT OF ROYAL PALM RESIDENCES IS THE AWARD WINNING MULTI-DISCIPLINARY ARCHITECTURAL PRACTICE ADD.LOCUS ARCHITECTS.

Your exclusive address in the INDIAN OCEAN

Nestled in a secluded private hillside with views capturing the serene beauty of the Seychelles, Royal Palm Residences encapsulates the essence of exceptional luxury properties.

Freehold property ownership

The development presents a remarkable opportunity for non-Seychellois to acquire a freehold property in an exclusive gated residential setting with the added unique benefit of residence permits for the buyer's family (up to 6 per villa).



The MASTERPLAN

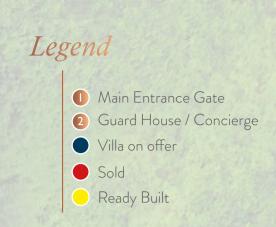
Surrounded by lush and carefully preserved landscape, Royal Palm Residences encompasses the development of a 75acre secure and gated estate into 24 bespoke luxury residential villa properties, each designed individually to maximise the benefits of its location and to capture the very essence of a luxury tropical home in the Seychelles.

Your Villa

The villa is a contemporary ground+2 residence. It's built area is 1,350sqm over a plot area of approximately one acre.

It includes a private driveway with guard house and motorized gate, 4 covered parking spaces with large parking bays, as well as provision for an EV car charger. It has a separate staff entrance to the ground floor and pool deck as well as independent guest and master bedroom blocks.





Villa 3

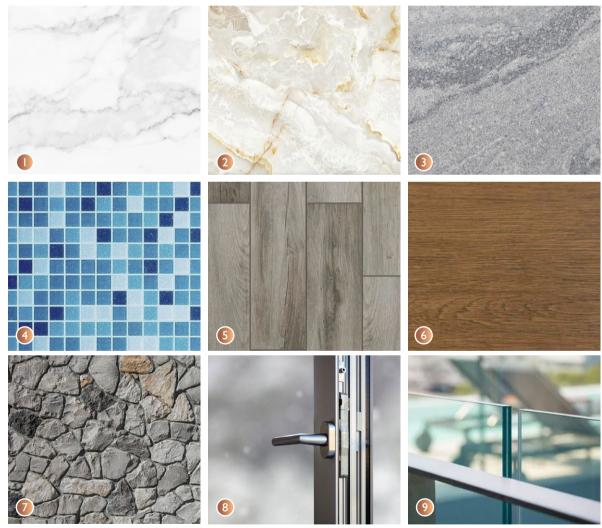
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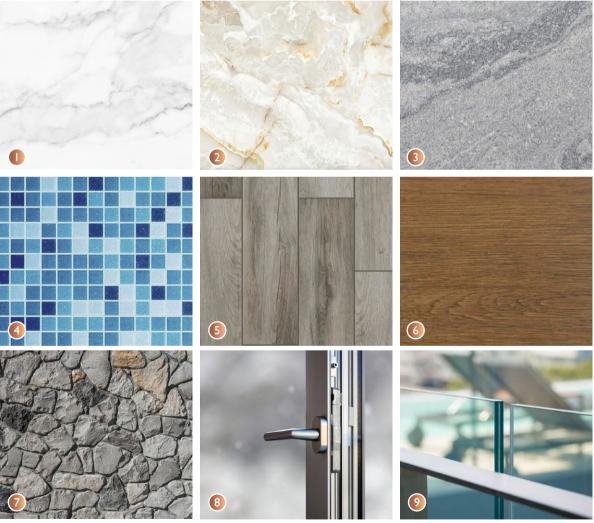
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Connecting WITH NATURE

Exuding a sense of sophisticated timeless design, the project brings together materials inspired by the tropical surroundings. These materials are chosen with durability and weathering in mind and are sourced from suppliers worldwide who specialise in quality products.





1. White marble 2. Beige marble tops 3. Grey granite

Exceptional **MATERIALS**

4. Blue swimming pool mosaic 5. Wood plant porcelaine tiles 6. Oak wood

- 7. Stone wall
- 8. Aluminium frames & openings
- 9. Glass seamless balustrades



Gorgeous PANORAMIC VIEWS

An outstanding **CONTEMPORARY CONCEPT**

A CELEBRATION OF VIEWS

The Architects have adopted an uncompromising and contemporary approach to the Architectural Design. This is emphasized in two key aspects: rectangular forms that address and reflect the linearity of the horizon in the distance and generous cuboid volumes arranged on the site to fit and at the same time contrast its undulating terrain. Clean, precise lines are deliberately accentuated in the design, countering the surrounding natural forms, whilst a generous and comforting interior defines the sense of home.





3 EXPANSIVE AND GENEROUS FLOOR LEVELS WITH SWEEPING VIEWS

SEAMLESS INDOOR AND OUTDOOR LIVING EXPERIENCE



Architectural features

IMPRESSIVE GLASS SLEEK FAÇADE WITH MINIMALIST CONTEMPARY LINES DETAILING OF THE AND FEATURES ALUMINIUM ELEMENTS

ROOFTOP TERRACE WITH GENEROUS INFINITY POOL

PROFESSIONALLY ARTICULATED LANDSCAPING

INDEPENDENT **BEDROOM PAVILIONS** SCULPTURAL SWEEPING HELICAL FEATURE STAIRCASE



Exquisitely MODERN

At the heart of **NATURE**

The villa is masterfully incorporated on high ground to command spectacular views of the alluring coastline of Mahe and the Inner Islands. The residence, nestled within its own generous grounds, offers a safe and secure home whilst offering generous spaces, both indoor and outdoor, from which its occupants can enjoy the pristine environment.



· Ander



On the rooftop terrace, a semi-outdoor living space overlooks the infinity pool blending seamlessly with the Indian Ocean beyond.



The villa flawlessly embraces the area's dramatic setting. Its design integrates the surrounding vegetation and natural boulders, offering contrasting colours and balance to the natural forms.

Mastercrafted SPACES

INTERIOR DECORATION BY HTB JOURNEY

The Interior Décor brings together a contemporary design approach to match the architecture, whilst making references to the local creole culture and African heritage of the islands.



Timeless INTERIORS



FLOOR PLANS

Lower Floor

- 1 Bedroom 1 7 Bedroom 4 2 Bathroom 1
 - 8 Bathroom 4
 - Office
- (4) Bathroom 2

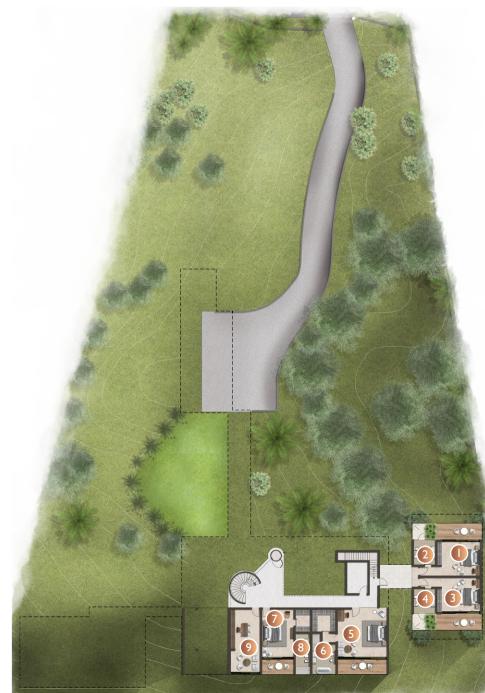
3 Bedroom 2

- 5 Bedroom 3
- 6 Bathroom 3

Ground Floor

Ground Floor

- 🔟 Guard post
- 🕕 Guard house
- D Covered parking
- Dining area
- 🕑 Living area
- (15) Kitchen
- 1 Bedroom 2 2 Bathroom 2





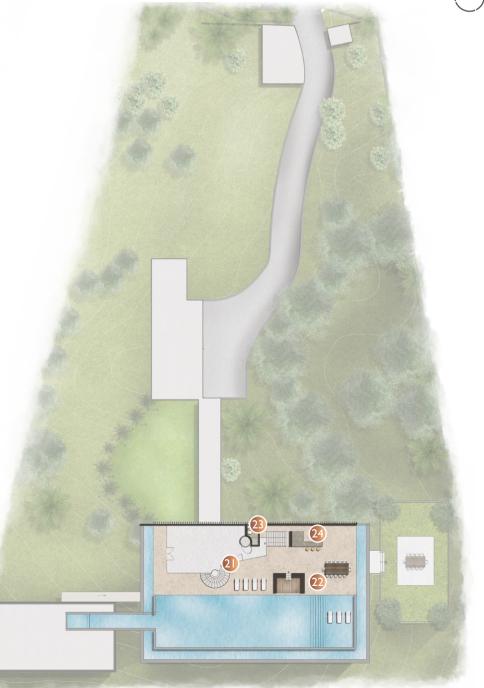
6 Outdoor dining area

- 1 Bedroom 1
- Bathroom 1

- Swimming pool
- 22 Dining area
 23 Guest toilet
 24 Kitchen

First Floor







AVAILABLE SIZES & PRICES

Customised off-plan for Parcel V12719 Estimated completion: 20 months

CONTEMPORARY VILLAS	TOTAL AREA (M ²)	SELLING PRICE (USD)
4 Bedrooms	750	from 4.5 Million
5 Bedrooms	1000	from 5.7 Million
6 Bedrooms	1250	from 6.5 Million

Schedule of payments **7 INSTALMENTS**

10%	- On booking
10%	- 2 Months after booking
10%	- 6 Months after booking
10%	- 10 Months after booking
10%	- 12 Months after booking
15%	- 16 Months after booking
35%	- Upon completion

Mahé Island & **ACTIVITIES** (TD TB

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Hosting the vibrant capital Victoria, Mahé is the largest and main island of the archipelago. Despite being the most developed island of the Seychelles and accommodating 90% of Seychelles' population, Mahé has kept its natural beauty with gorgeous sandy beaches and thick mountainous tropical forests. The pristine islands offer residents a fascinating tropical lifestyle with an array of activities set in a truly exclusive environment.

EXPLORE UNESCO WORLD HERITAGE SITES

Seychelles actively protects its environment with several national parks and nature reserves. Discover the Aldabra Atoll, the world's largest raised coral atoll, and the Vallée de Mai, also known as the Garden of Eden.

DIVE IN A SPECTACULAR MARINE WORLD of untouched coral reefs and many other exotic species, including rare creatures such as the endangered Green and Hawksbill sea turtles and the Whale Shark.

EDEN ISLAND MARINA

While living in Seychelles, island hopping and big game fishing in the Indian ocean towards the neighbouring islands shall be part of your regular activities. Eden Island Marina is a dedicated luxury yacht facility where you can safely keep your private yacht at bay.

HELICOPTER RIDES & SCENIC TRIPS

Experience the thrill of flight. Take the time to revel in the picturesque scenic views of the green landscapes with a unique perspective on the islands and the turquoise ocean.

THE LEMURIA GOLF COURSE

The state of the

By playing golf in the most beautiful natural environment at the 18-hole championship golf course located on

Other useful INFORMATION

ENTRY FORMALITIES

Regardless of your nationality, there is no visa requirement to enter Seychelles. A visa for a period of 1 month will be granted at your arrival upon presentation of a valid passport, a return ticket, proof of accommodation and sufficient funds to support yourself for the duration of the stay.

SPOKEN LANGUAGES

Creole, a simplified form of French with borrowings from African languages, is the main language spoken by the population followed by English and French. All three mentioned are considered to be official languages of Seychelles.

RESIDENCE PERMITS

The Villas will be on sale to Seychellois as well as non-Seychellois buyers. The latter will be entitled to 6 Residency Permits per villa covering the buyer, spouse and children under 18 years of age.

THE ACQUISITION

The project is funded entirely by private equity with no bank financing, creating a low - risk environment. Upon acquisition, a stamp duty of 5% and a sanction processing fee of 1.5% will be payable by the buyer

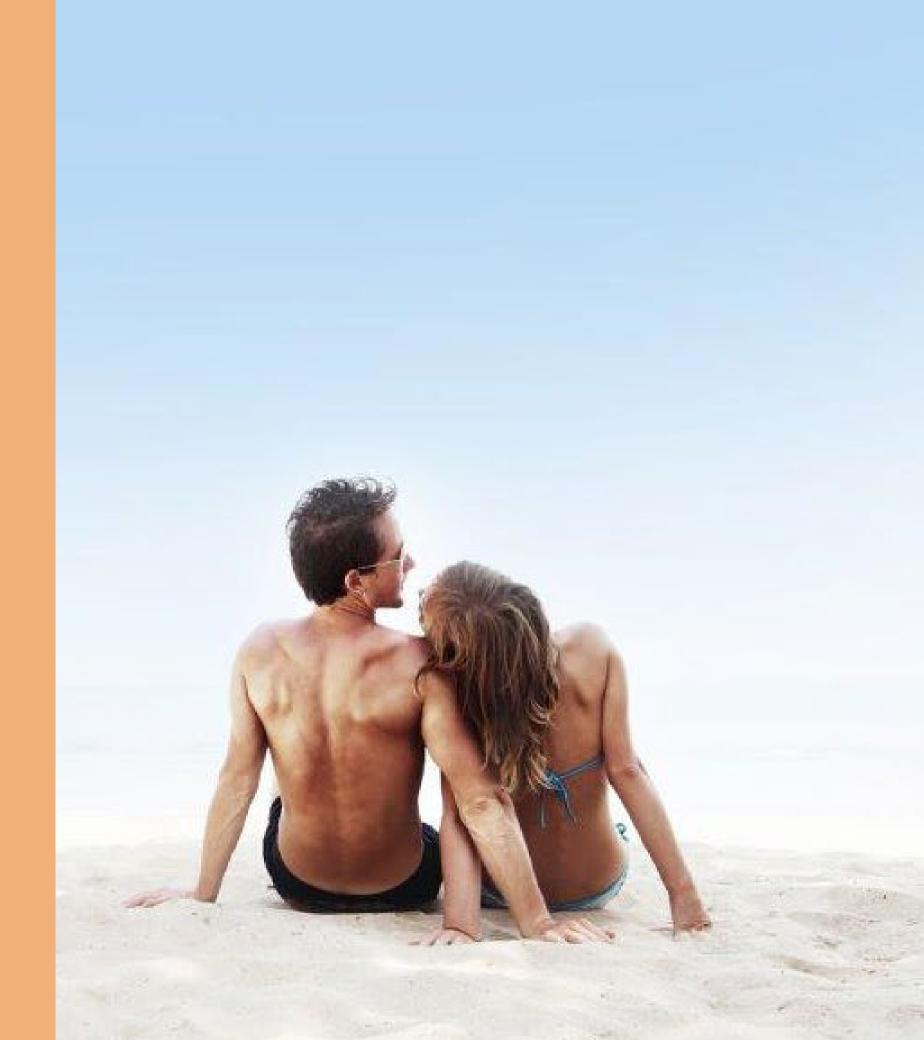




TECHNICAL TEAM

Developer

Design & CGIs





WWW.ROYALPALMSEYCHELLES.COM