



ELEVATED
Waterfront Living

The first branded
residential apartment
project in the Seychelles



*Luxury
Island living*
**WITHIN AN
EXCEPTIONAL
SETTING**



The Residences at Meliá Seychelles sits conveniently overlooking the Eden Island Superyacht Marina on the beautiful island of Mahé. Nestled amidst lush tropical vegetation and boasting panoramic views, this breathtaking seafront estate has a 120 key hotel and 68 branded residences for sale, both managed by the legendary Meliá Hotels & Resorts.





SEYCHELLES

Nestled in the heart of the Indian Ocean, the Seychelles is situated within easy reach of major international hubs in the region and beyond. A safe and peaceful place known for its unique biodiversity

*These times consider connecting flight times via international hubs.

Silhouette

Praslin

La Digue

Mahé

MAHÉ

The largest of approx 115 islands in the Seychelles archipelago, Mahé is a vibrant tapestry of natural beauty and cultural richness, offering a unique blend of experiences to its visitors and residents.



Poivre

Deroches

Platte



Situated close to the vibrant capital of Victoria and conveniently located near the airport, our idyllic setting provides a peaceful oasis with this paradise island.

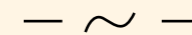


THE RESIDENCES
AT MELIÀ SEYCHELLES





A rare
**INVESTMENT
OPPORTUNITY**



Owning a property within this estate provides access to a coveted lifestyle, an attractive return on investment and an abundance of privileges in the Seychelles and beyond.

The MASTERPLAN

A breathtaking seafront estate with exceptional facilities



- 1. The Residences at Meliá Seychelles
- 2. Meliá Seychelles Hotel
- 3. Pavilion Restaurant
- 4. Staff Accommodation
- 5. Commercial & Conference Centre
- 6. Potential Medical Centre
- 7. Main Entrance
- 8. Service Buildings

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- A. Boulevard
 - B. Parking Court
 - C. Swimming Pool
 - D. Apartment Entrance
 - E. Courtyard
 - F. Apartment Garden
 - G. Hotel Drop Off
 - H. Public Plaza
 - I. Jetty
 - J. Service Yard
 - K. Children's Play Area







Extraordinary
VIRTUES

BRANDED

The first branded residential apartment project for the island, managed and operated by the Meliá Hotels & Resorts



LOCATION

Just 10 minutes drive from Mahé International Airport and the island's capital



GLOBAL PRIVILEGES

Owners receive immediate access to the Meliá Rewards programme, offering preferential access and discounts at properties worldwide



FACILITIES

World class facilities and amenities on your doorstep



EXPERIENCE

In close proximity to many of the Seychelles' most exhilarating and authentic experiences

ROI

Guaranteed rental pool returns available for early buyers



SITUATION

A waterfront estate giving direct access to a beautiful waterway housing the Eden Island Superyacht Marina



VIP TREATMENT

Complimentary breakfast, daily housekeeping & wi-fi offered to all owners in the rental pool



PROPERTY MANAGEMENT

An experienced team to manage and maintain your property whether you are in residence or abroad



VIEWS

Breathtaking views of the ocean, the mountains and nearby islands

MAGNIFICENT VIEWS MERGED *with iconic design*



Whilst immersed in nature, our beautifully designed apartments are perfectly positioned to offer spectacular views of the lagoon, nearby islands and the ocean beyond, surrounding residents in a mesmerizing blend of oceanic grandeur and picturesque Seychellois charm.





GLOBAL *design talent*

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We've collaborated with global design talent to deliver spaces inside and out that complement the surrounding nature, the waterfront position and island's climate.

Strongly influenced by Creole architecture, dhk have created a contemporary Seychelles style for the buildings, complemented by expansive covered roofs, verandas and walkways, creating an elegant aesthetic, whilst extending the site towards the sea to provide an elevated position over the waterfront, immersing owners and residents in the estate's unique location.



Light & generous SPACES



Interiors have been conceived to seamlessly integrate the indoor / outdoor living experiences, providing light and generous spaces, combined with high-end finish and functionality; an outcome that distinguishes the apartments and makes them attractive for rental.





*A true
partnership in*
**HOSPITALITY
& SERVICE**

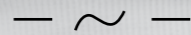


The Meliá Seychelles hotel is seamlessly integrated with the residences, creating a cohesive experience for owners and efficiency when it comes to property management and optimising return on investment.



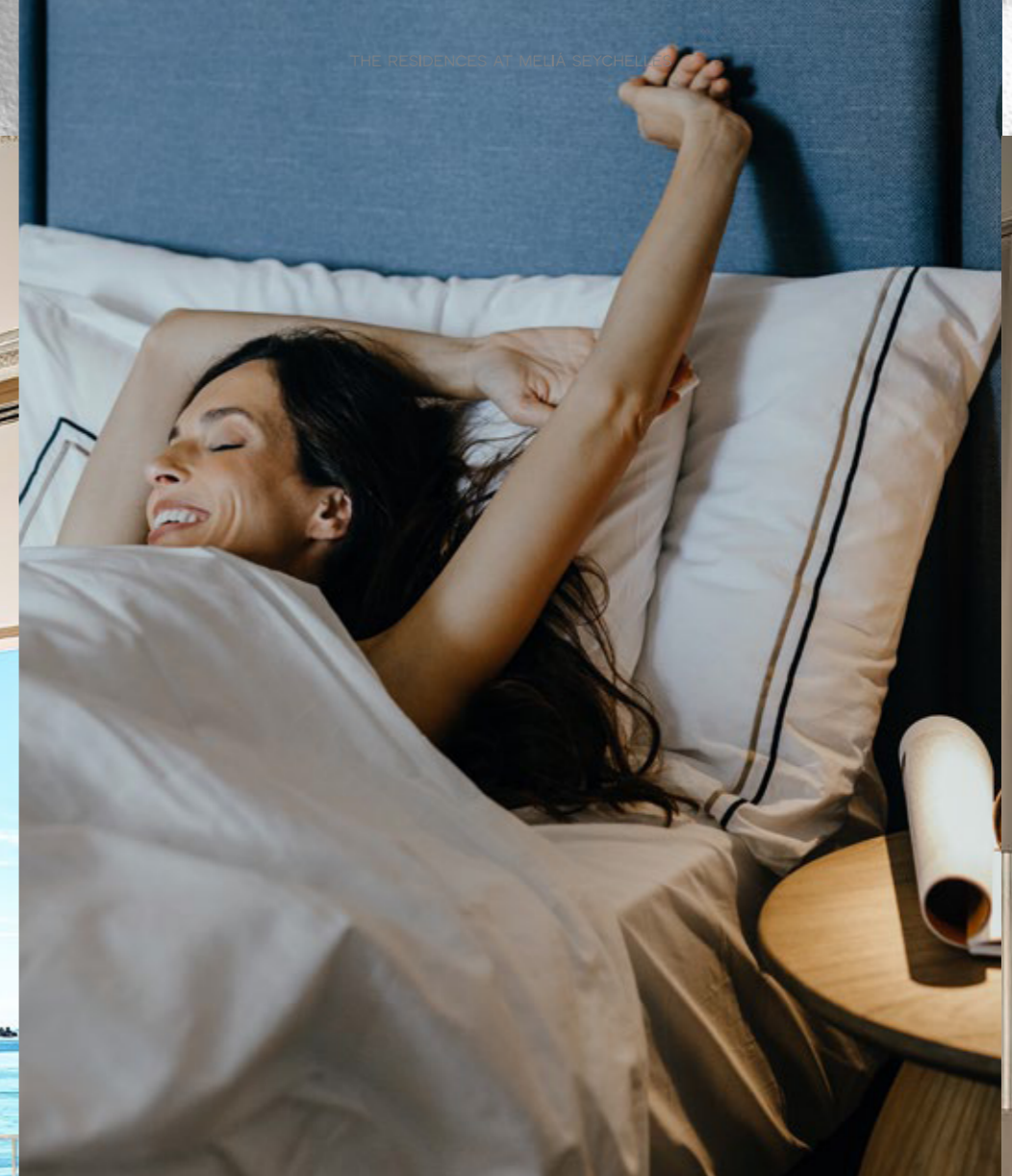


VIP Treatment **& RESORT ACCESS**



Ownership offers seamless access to the resort's outstanding facilities and VIP treatment. Spend lazy days by the infinity pool, stroll around the conveniences in the piazza and enjoy our gym and the Meliá spa experience. Our business centre with meeting rooms ensures that owners stay connected to their commitments when necessary.





A reliable **INVESTMENT**



A rental pool for the branded residences will be operated by Meliá Hotels Seychelles, ensuring that owners can enjoy passive rental income without the administrative burden of obtaining a tourism license, managing guests and maintaining the property. Given our unique location and the track record of Meliá Hotels owners can expect a minimum annual yield of 5%, net of all operating costs and expenses.

MELIÁ REWARDS

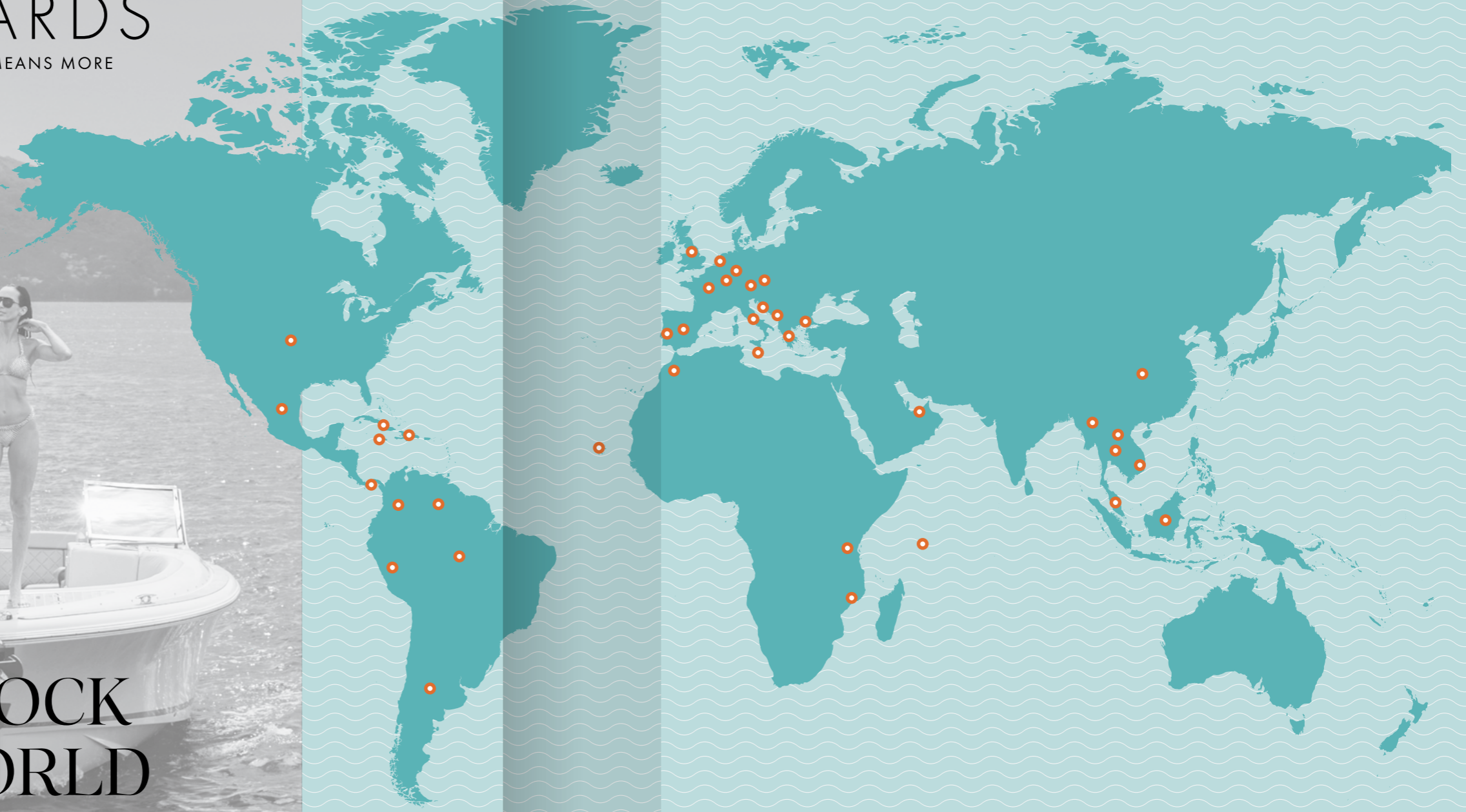
BELONGING MEANS MORE



UNLOCK A WORLD *of exclusive benefits & discounts*



As an owner, you'll enjoy preferential rates and exclusive savings at all Meliá properties, receiving 20% discount on Meliá Rewards rates and 15% off F&B as well as its spas worldwide, including the Meliá Seychelles.



EUROPE

- Albania
- Germany
- Austria
- Bulgaria
- Croatia
- Spain
- France
- Greece
- Italy
- Luxembourg
- Malta
- Netherlands
- Portugal
- United Kingdom
- Czech Republic

ASIA & OCEANIA

- China
- Indonesia
- Laos
- Malaysia
- Myanmar
- Thailand
- Vietnam

NORTH & SOUTH AMERICA

- Argentina
- Brazil
- Colombia
- Cuba
- United States
- Jamaica
- Mexico
- Panama
- Peru
- Dominican Republic
- Venezuela

AFRICA & MIDDLE EAST

- Cape Verde
- United Arab Emirates
- Morocco
- Mozambique
- Tanzania
- Seychelles

Project PARTNERS

WORLD CLASS TEAMS WITH SEASONED
EXPERIENCE IN REAL ESTATE AND HOSPITALITY.



SEAFRONT DEVELOPMENT

Seafont Development Ltd is a partnership between Land Marine Ltd and ASB Ltd. Land Marine Ltd, a wholly Seychelles-owned company with deep roots in the Seychelles community, has been the driving force behind the Seafont Estate project and The Residences at Meliá Seychelles.

ASB Ltd is a subsidiary of Albwardy Investment LLC and boasts an impressive portfolio of exceptional properties across four continents. Strategic collaborations with renowned international hotel chains and operators have led to the success of Albwardy Investment, which has an outstanding collection of luxury hotels within its portfolio, including Park Hyatt Zanzibar, the Hyatt Regency Addis Ababa, The Four Seasons Resort Seychelles, the Meliá Serengeti and Meliá Desert Palm amongst others.

MELIÁ

Founded in 1956 in Mallorca, Spain, Meliá Hotels International has a portfolio of more than 400 hotels, across more than 40 countries and 10 brands. In 1996, it was the first hotel company in the world to go public. Today, it is still a family-run business, headed by Gabriel Escarrar Jaume, son of the original founder.

Meliá remains a unique brand in the industry, retaining efficient control and close management practises, in pursuit guest satisfaction and continued expansion. Their commitment to responsible tourism has led the Group to become the most sustainable hotel company in the world, according to the last S&P Global Corporate Sustainability Assessment, and according to Top Employer, one of the most attractive hotel companies to work for.

DHK

dhk Architects is a full-service design-led studio of architects, urban designers and interior designers. The practice was established in 1998 and has a reputation as one of the largest and leading architectural firms in Africa.

The practice portfolio spans multiple sectors, showcasing elegant buildings, interiors and urban environments in South Africa, through Africa and internationally. dhk's award-winning projects are benchmarks for design excellence, shaped by a holistic, integrated approach that places people at the centre of every design and responds to the environmental and geographical context of each location. The dhk design team draws inspiration from local and international influences, incorporating advanced technical sophistication and sound implementation practices into each design to create beautiful environments.

SOURCE

Source Interior Brand Architecture brings extensive experience in hospitality & leisure, workplace, civic, and retail design. Their passion lies in creating innovative designs and delivering exceptional value.

With 30 years of international design experience, their key members have contributed to numerous award-winning architectural and interior design projects. By combining seasoned industry experience with fresh perspectives, they have maintained a position at the forefront of creative design among the industry, ensuring commercial viability and sustainability in all their projects.

theresidencesmeliaseychelles.com