

3-bedroom investment penthouse for Sale The Residences at Meliá Seychelles

Location: Seafront Estate resort, east coast of the main Seychelles island of Mahé

Total gross floor area: 256 m², covered terrace area: 62 m², 3 bedrooms

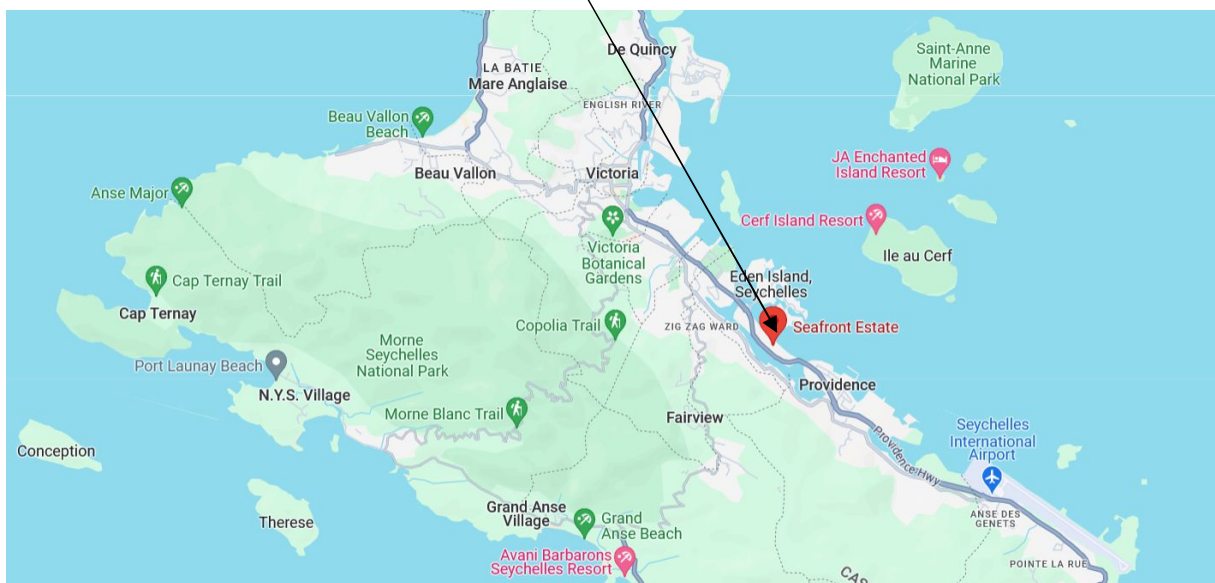
Guaranteed rental yield of 5% for the first 20 buyers for the first 3 years

Price: USD 1,595,000 (freehold title)

(The price includes all transfer taxes, furniture and equipment.)



Location of the Seafront Estate resort

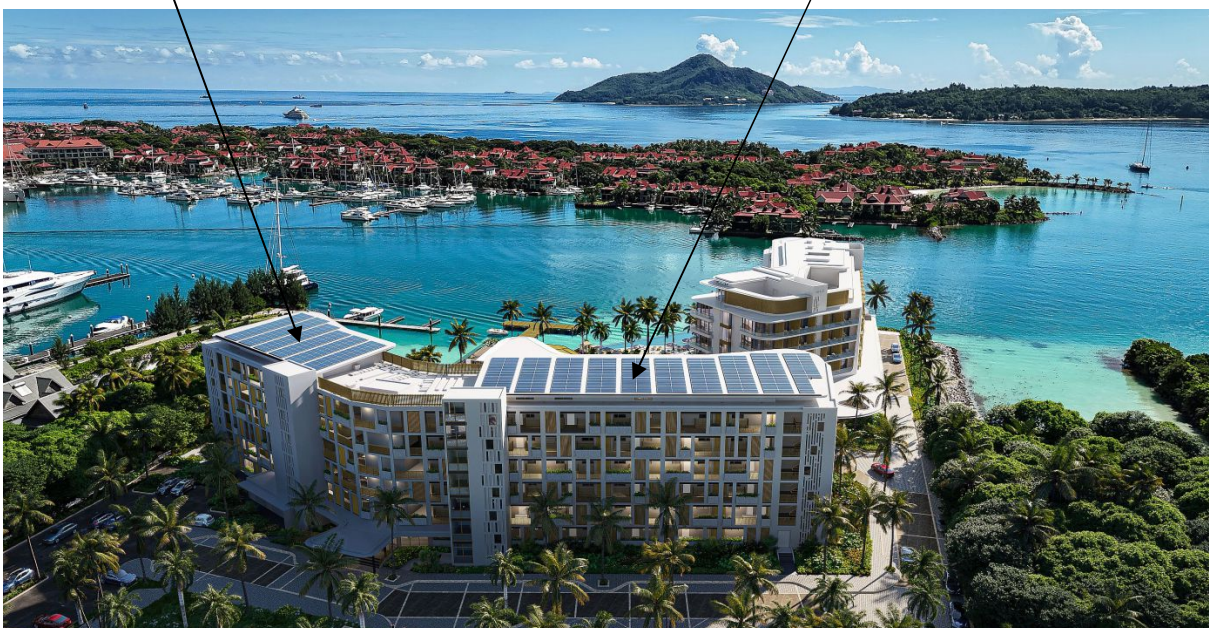


Investment apartments:

- The modern apartment complex The Residences at Meliá Seychelles consists of two interconnected six-storey blocks (South Block and North Block) offering 68 luxurious 1, 2 and 3 bedroom apartments and 2 spacious 3 bedroom penthouses.
- Of these, the South Block will contain 40 investment apartments with short-term rental licence, which will be available for owners to use for up to 6 weeks of the year. The remaining part of the year they will be rented out by the 5* Meliá Seychelles Hotel.
- Comprehensive maintenance and rental services of the apartments (cleaning, repairs, guest relations, marketing, etc.) will be provided by the resort operator and manager Meliá Hotels & Resorts company together with Seafront Estate.
- The minimum annual rental yield for these apartments has been calculated at 5% with an occupancy rate of 65%. The first 20 buyers are guaranteed this yield for the first 3 years.
- The sales offer includes this investment apartments:
 - 5 one-bedroom apartments - total floor area: 72 m², covered terrace area: 14 m² (ground floor, 1st, 2nd, 3rd and 4th floor of the apartment complex)
 - 32 two-bedroom apartments - total floor area: 97 to 180 m², covered terrace area: 12 to 50 m² (ground floor, 1st, 2nd, 3rd, 4th and 5th floor of the apartment complex)
 - 2 three-bedroom apartments - total floor area: 153 and 154 m², covered terrace area: 27 and 29 m² (5th floor of the apartment complex)
 - **1 three-bedroom penthouse - total floor area: 256 m², covered terrace area: 62 m² (5th floor of the apartment complex)**
- All apartments are sold on freehold title with an integrated rental scheme. The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

28 residential apartments (North Block)

40 investment apartments (South Block)





Basic information about the resort:

- **The modern apartment complex The Residences at Meliá Seychelles are part of the newly developed Seafront Estate resort, located in the Roche Caiman district on the east coast of Mahé, about 4 km from the capital city of Victoria and about 5 km from the Seychelles International Airport.**
- **It is a premium residential and commercial location with all infrastructure, resorts Eden Island, Pangia Beach and Enchanted Waterfront or the luxury 5* hotel L'Escale Resort Marina & Spa.**
- **The developer of the project is Seafront Development Ltd, a Seychelles-based company with a strong financial background, formed by the merger of Land Marine Ltd and ASB Ltd. ASB Ltd is a subsidiary of Albwardy Investment LLC and boasts an impressive portfolio of exceptional residential and commercial properties across four continents, including two luxury 5* Four Seasons resorts in the Seychelles.**
- **The architectural concept was prepared by the internationally renowned South African architectural firm DHK Architects in collaboration with the renowned design studio Source IBA, whose designs combined elegant modernity with the Seychelles nature.**
- **The operator and manager is the respected company Meliá Hotels & Resorts of the international hotel group Meliá Hotels International, which operates more than 400 hotels in more than 40 countries. Together with the Seafront Estate resort, it will provide comprehensive rental and maintenance services (marketing, cleaning, repairs, guest relations, etc.).**
- **The Residences at Meliá Seychelles is a modern apartment complex with stunning views of Eden Island, it's international super-yacht marina and the neighbouring islands of Cerf and St. Anne. The complex consists of two interconnected six-storey blocks (South Block and North Block) offering 68 luxury apartments, including one, two, three bedroom apartments and spacious three bedroom penthouses. Of these, the South Block will contain 40 investment apartments with short-term rental license and the North Block 28 residential apartments with long-term rental license.**
- **The Seafront Estate resort has a total area of 4.5 hectares and together with The Residences at Meliá Seychelles, it will also include the luxury 5* Meliá Seychelles Hotel with 120 hotel rooms, 3 world-class restaurants, Meliá Spa & Wellness Centre, gym, swimming pool, lush gardens, conference centre, commercial area with shops and the first private hospital in Seychelles.**
- **Owners and residents will enjoy the comfortable facilities of the 5* Meliá Seychelles Hotel and the entire Seafront Estate resort, as well as many other benefits including 24/7 concierge service, daily housekeeping, complimentary breakfast, etc. Owners also automatically receive Silver status in the Meliá Rewards loyalty programme, which offers preferential access and discounts to Meliá Hotels International properties worldwide.**

Floor plan - 3 bedroom penthouse (one type)

Sea facing elevation

Mountain facing elevation

Building plan

THE RESIDENCES
AT MELIÀ SEYCHELLES

UNIT S508
SOUTH BLOCK

FLOOR LEVEL
FIFTH FLOOR

APARTMENT
TYPE - 4B

Internal Floor Area 194.00 m²
Covered Terrace Area 62.12 m²
Gross Floor Area 256.12 m²

LEGEND

1. Bedroom 1
2. En-suite
3. Bedroom 2
4. En-suite
5. Bedroom 3
6. En-suite
7. Living Room / Kitchen
8. Covered Terrace

Masterplan of the Seafont Estate resort

The
MASTERPLAN

A breathtaking seafont estate
with exceptional facilities

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

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

Seafront Estate resort - visualization



Apartments - visualization



