

Apartment on the beach - Seychelles, Eden Island

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

*Unit internal area: 97.7 m², unit covered area: 16.7 m², garden area: 161.4 m²
(1 bedroom, direct beach access, private boat mooring, short-term rental licence)*

Price: USD 585,000 (incl. furniture) + transfer taxes

(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



Boat mooring location

Apartment 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 colonial-style apartment located on the ground floor of apartment house No. 202, right next to the Anse Bernik beach.**
- **The apartment has an internal area of 97.7 m², 1 bedroom with en-suite bathroom and toilet, living area with dining area and kitchen, laundry room, covered terrace (veranda) of 16.7 m² and a covered golf buggy parking space.**
- **The apartment is fully furnished, air-conditioned and equipped with all electrical appliances. All this equipment is included in the purchase price.**
- **The apartment has its own garden of 161.4 m², which is directly connected to the sandy beach of Anse Bernik.**
- **The apartment has its own boat mooring No. 567 of 12 x 5.8 m located near the apartment house, in the marina Port Royale (Basin 6).**
- **The owner of a property in Seychelles is entitled to apply for a long-term residence permit.**

BLING - BLING



View from the apartment



Anse Bernik beach (directly in front of the apartment)

