

## Ground floor apartment, Basin 4 - Seychelles, Eden Island

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

**Unit internal area: 65.5 m<sup>2</sup>, unit covered area: 22.8 m<sup>2</sup>, garden area: 72.5 m<sup>2</sup>**  
(1 bedroom, garden, private boat mooring, long-term rental licence)

**Price: USD 435,000 (incl. furniture) + transfer taxes**  
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



Location of the apartment and boat mooring

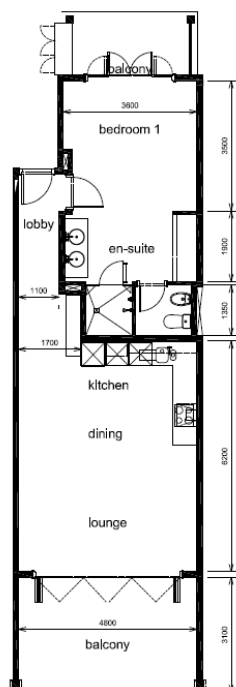


***Basic information:***

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- 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 an apartment house in Basin 4 with a view of the marina.
- The apartment has an internal area of 65.5 m<sup>2</sup>, 1 bedroom with en-suite bathroom and toilet, living area with dining area and kitchen, covered terrace with a total area of 22.8 m<sup>2</sup> 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 is surrounded by a landscaped tropical garden of 72.5 m<sup>2</sup> with direct access to its own boat mooring of 13.3 x 6 m.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

**Floor plan:**





**Private boat mooring in front of the apartment house**



**Anse Bigorno beach (approx. 1 minute walk from the apartment house)**

