

## Modern apartment with plunge pool - Seychelles, Eden Island

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

*Unit internal area: 333.1 m<sup>2</sup>, terrace: 123.9 m<sup>2</sup>, garden: 429.1 m<sup>2</sup>, boat mooring: 11.5 x 18 m  
(4 bedrooms, 4 bathrooms, terrace, plunge pool, garden, private boat mooring)*

**Price: USD 2,950,000 (incl. furniture) + transfer taxes**

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



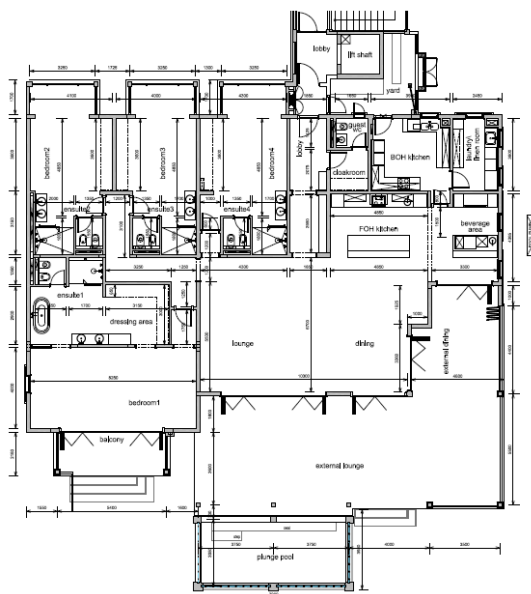
**Apartment and boat mooring location**



***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 modern apartment (completed in May 2022), located on the ground floor of an apartment house in Basin 6 with a view of the super-yacht marina, Port Royale marina and the main island of Mahé.
- The apartment has an internal area of 333.1 m<sup>2</sup>, 4 bedrooms, each with en-suite bathroom and toilet, an entrance hall with cloakroom and guest toilet, living area with dining area, kitchen and beverage area, laundry room, external lounge of 123.9 m<sup>2</sup> with a private plunge pool of 7 x 3 m and a covered golf buggy parking space.
- The apartment is air-conditioned, fully furnished with modern furniture and equipped with Miele electrical appliances. All this equipment is included in the purchase price.
- The apartment is surrounded by a tropical garden of 429.1 m<sup>2</sup> with direct access to its own boat mooring of 11.5 x 18 m in front of the apartment house.
- The purchase price also includes one car parking space in the central parking garage of Eden Island resort.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

**Floor plan:**

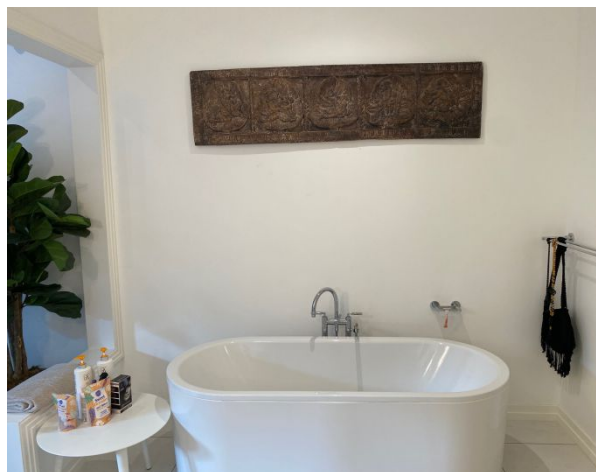


Apartment location











**View from the garden**

