

## Maison, Basin 4 - Seychelles, Eden Island

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

*Plot area: 362.9 m<sup>2</sup>, unit internal area: 237 m<sup>2</sup>*

*(4 bedrooms, 4 bathrooms, swimming pool, private boat mooring in front of the maison)*

**Price: USD 1,700,000 USD (incl. furniture) + transfer taxes**

*(5% Stamp duty, 1,5% Sanction Application Processing Fee, cca 1,5% Notary Fee)*



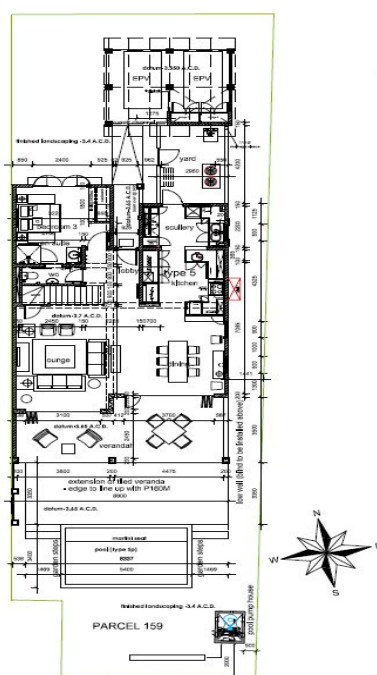
**Maison location on Eden Island**



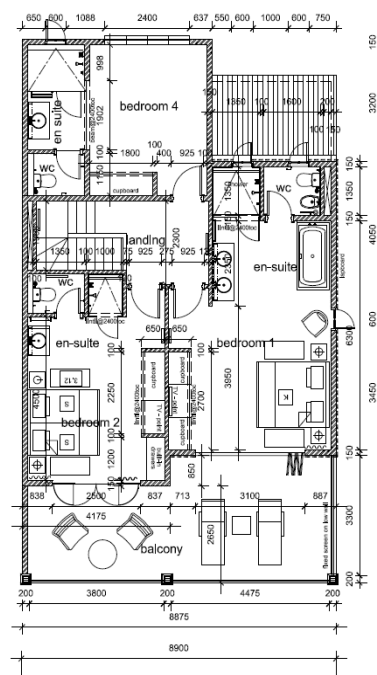
**Basic information:**

- 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 two-storey colonial-style terraced house set on a plot of 362.9 m<sup>2</sup> with a view of the marina and the main island of Mahé.
- The maison has an internal area of 237 m<sup>2</sup>, 4 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, technical facilities, covered terraces and a covered golf buggy parking space.
- The maison is fully furnished, air-conditioned and equipped with all electrical appliances. All this equipment is included in the purchase price.
- The remaining part of the property consists of a landscaped tropical garden with a private swimming pool and direct access to its own boat mooring of 12 x 8.4 m in front of the maison.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

**Ground floor plan:**



**First floor plan:**













**View from the terrace**



**Anse Bigorno beach (approx. 3 minutes walk from the maison)**

