

## Maison with cottage in the garden - Seychelles, Eden Island

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

*Parcel area: 1,377.3 m<sup>2</sup>, unit internal area: 246 m<sup>2</sup>, unit covered area: 94.3 m<sup>2</sup>  
(Maison, cottage, 6 bedrooms, swimming pool, direct access to the ocean, boat mooring)*

**Price: USD 2,400,000 (incl. furniture) + transfer taxes**  
*(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)*



Maison location

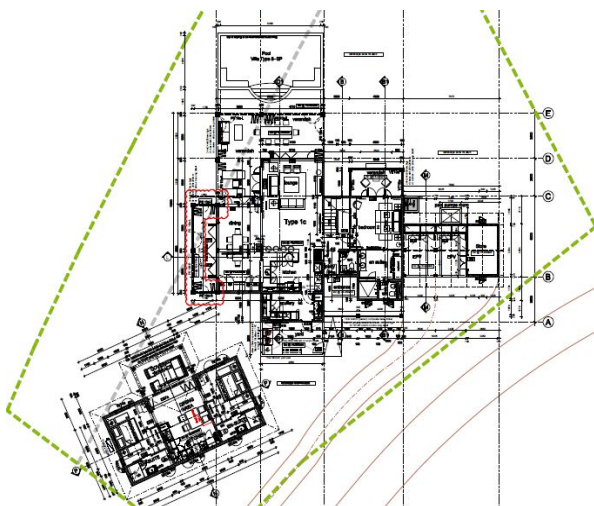
Boat mooring location



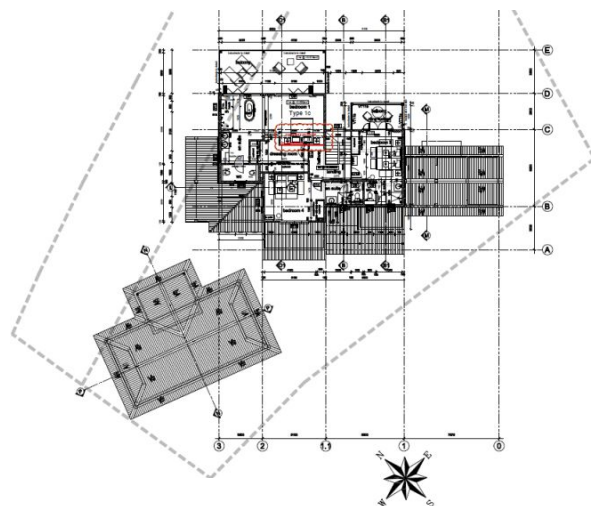
***Basic information:***

- 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 freestanding two-storey colonial-style house set on a plot of 1,377.3 m<sup>2</sup> on the Peninsula 7 with direct access to the ocean and open views of the main island of Mahé and the neighbouring island of Sainte Anne.
- The maison has a total internal area of 246 m<sup>2</sup>, 4 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, scullery, guest toilet, covered terraces with a total area of 94.3 m<sup>2</sup>, yard, store and 2 covered golf buggy parking spaces.
- The property also includes a separate guest cottage in the garden with 2 bedrooms, each with en-suite bathroom and toilet, kitchen with dining area and covered terrace.
- The maison and the guest cottage are 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 stairs directly to the ocean.
- The maison also has its own boat mooring of 12 x 5.25 m situated in Basin 5.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

**Ground floor plan:**



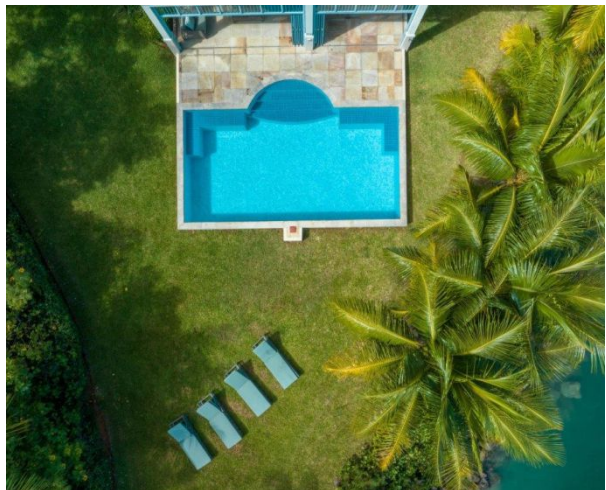
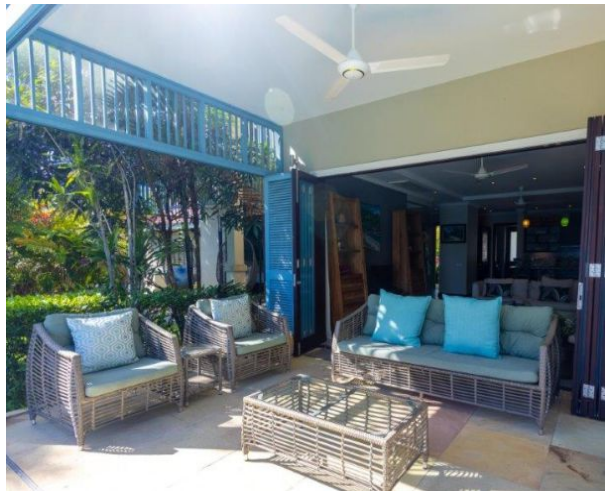
**First floor plan:**



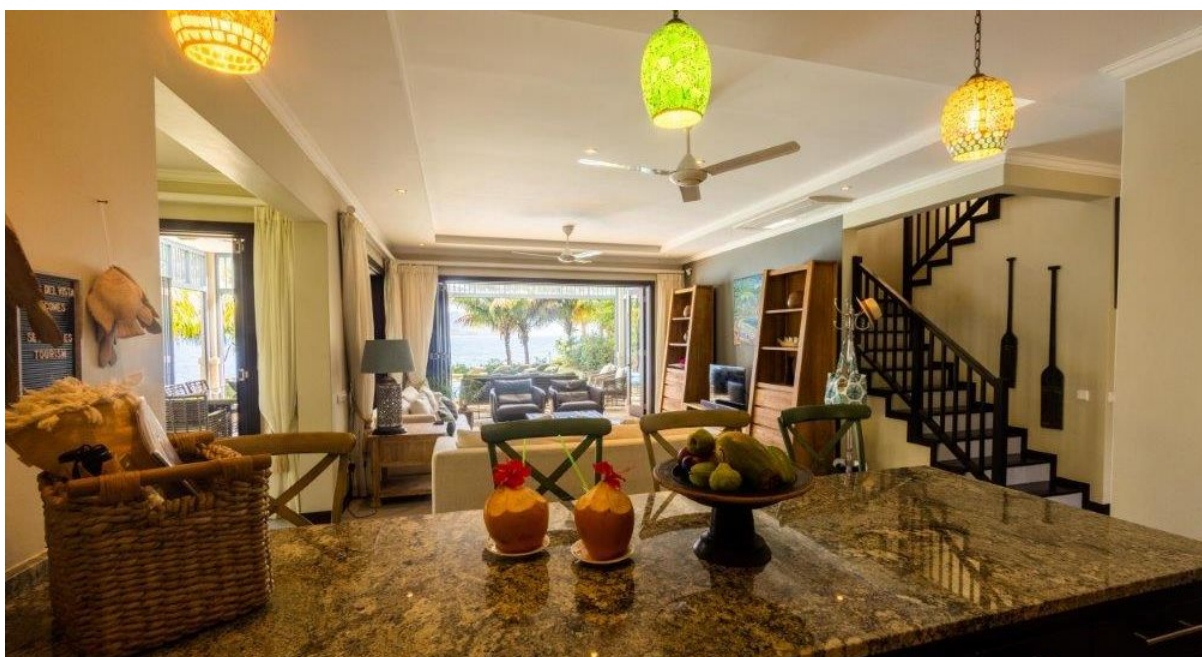
**Maison**

**Guest cottage**





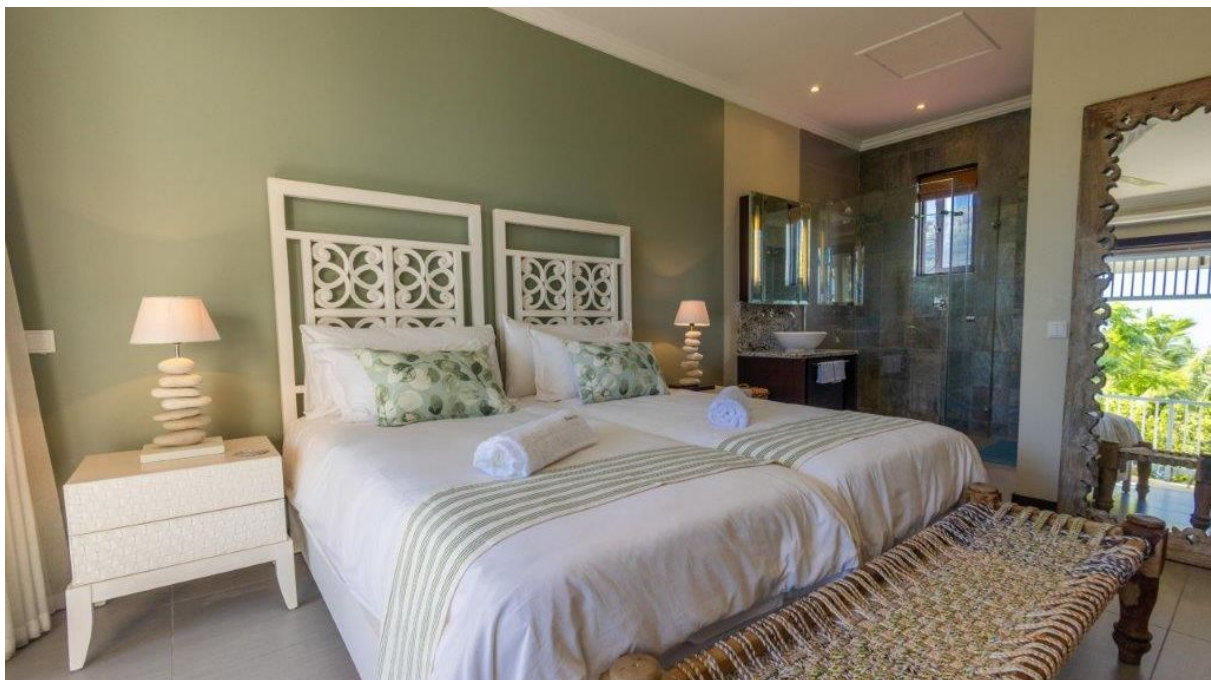












**View of the neighbouring island of Sainte Anne**



**Anse Bigorno beach (approx. 5 minutes walk from the maison)**

