

## Peninsula maison - Seychelles, Eden Island

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

**Parcel area: 1,293 m<sup>2</sup>, unit internal area: 204.4 m<sup>2</sup>, unit covered area: 67 m<sup>2</sup>**  
(Detached house with direct access to the ocean, 4 bedrooms, swimming pool, boat mooring)

**Price: USD 2,250,000 (incl. furniture) + transfer taxes**  
(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



**Maison location**

**Boat mooring location**

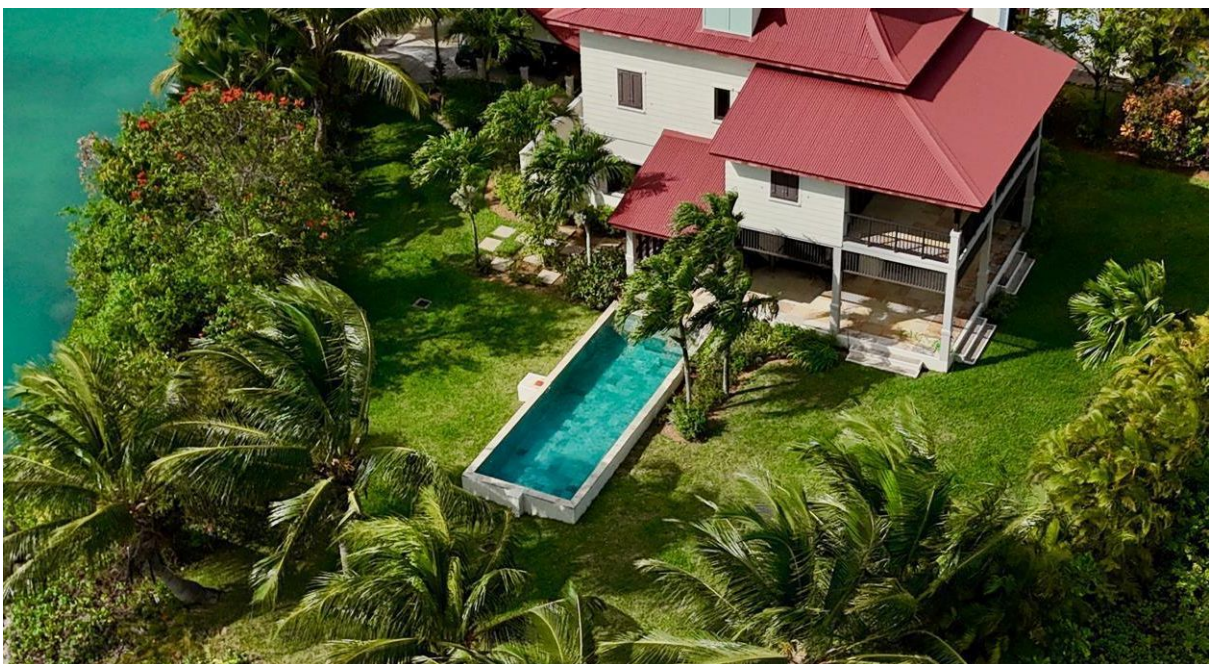


***Basic information:***

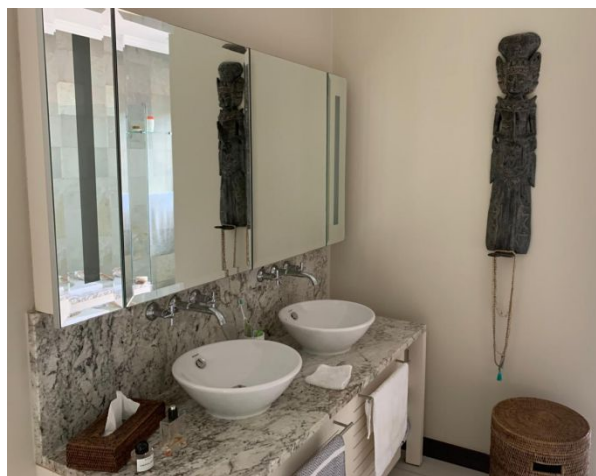
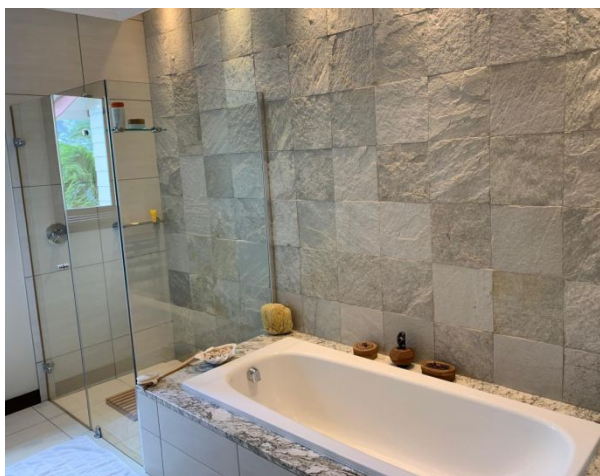
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- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the Seychelles International Airport and about 5 km from the capital city of Victoria.
- The Resort provides very comfortable facilities - 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 detached two-storey colonial-style house set on a plot of 1,293 m<sup>2</sup> with direct access to the ocean and a view of the main island of Mahé.
- The maison has an internal area of 204.4 m<sup>2</sup>, 4 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, covered terraces with a total area of 67 m<sup>2</sup> 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 stairs directly to the ocean.
- The maison also has its own boat mooring of 12 x 5.25 m situated in close proximity.
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.











**View of Eden Island and the main island of Mahé**

