

## Beach apartment B2 for Sale - Seychelles, Pangia Beach

*Location: resort Pangia Beach, east coast of the main island of Mahé*

*Unit area: 151 m<sup>2</sup>, garden area: 171 m<sup>2</sup>*

*(2 bedrooms, garden, private swimming pool, direct access to the beach, boat mooring)*

**Price: USD 980,000 + 10 % transfer taxes**

*(The price includes all apartment equipment.)*



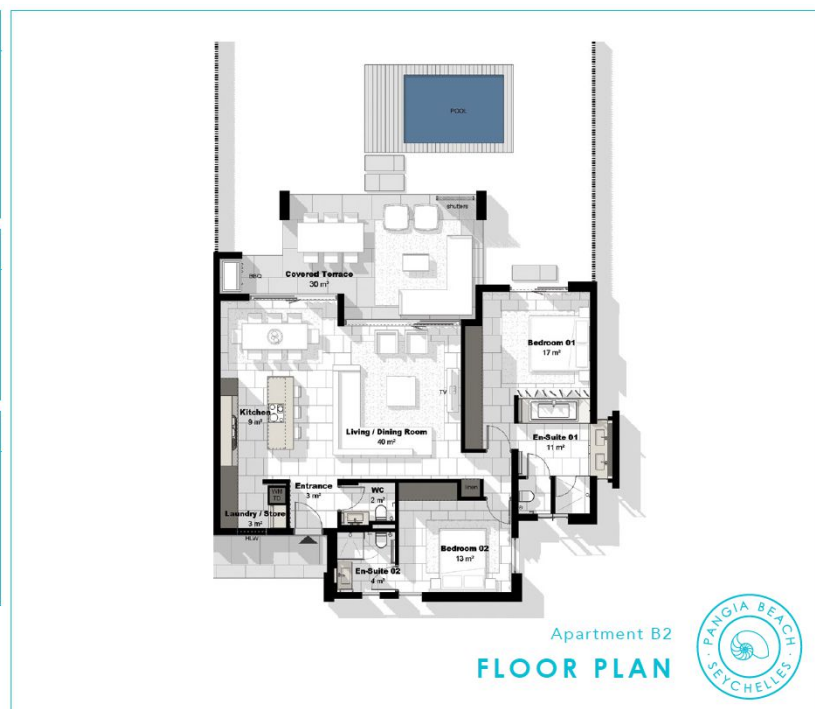
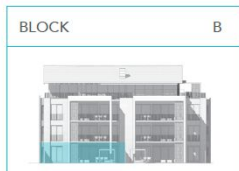
**Apartment location in Pangia Beach**



### Basic information:

- The apartment is located in the boutique resort of Pangia Beach, which has won prestigious international awards such as Best Residential Project in Seychelles and Best Residential Project in Africa.
- The capital city of Victoria is 5 km away from the resort, as well as the Seychelles International Airport. Eden Island with shopping gallery, private medical health center and international super-yacht marina are 5 min. drive away.
- The resort provides very comfortable communal facilities - clubhouse, swimming pool, gym, direct access to the private beach and private marina. Security service 24/7.
- This is a modern ground floor beach apartment with a living area of 151 m<sup>2</sup>, 2 bedrooms, each with en-suite bathroom and separate toilet, a central living area with dining area and kitchen, technical facilities and a separate guest toilet.
- The living room is surrounded by a covered outdoor terrace, which flows into a 171 m<sup>2</sup> garden with a private swimming pool and direct access to the beach.
- 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 purchase price also includes one outdoor parking space, a 21 m<sup>2</sup> garage and a 10 x 5 metre boat mooring in Pangia Beach private marina.
- The apartment is sold on freehold title. The owner can rent out his/her apartment on a long-term basis. (Short-term rentals are not allowed in Pangia Beach).
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

APARTMENT	B2
Block	B
Floor	G
Bedrooms	2
Gross Area (sqm)	151
Garden (sqm)	140
Carport	P14



**Location of the apartment - Block B**



**Garage**

**Block B**

**Boat mooring**







**Communal facilities**

