

## Modern penthouse with plunge pool - Seychelles, Pangia Beach

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

**Total area:** 320 m<sup>2</sup>, covered terrace: 87 m<sup>2</sup>

(3 bedrooms, terrace with plunge pool, ocean view, direct access to the private beach)

**Price:** USD 2,200,000 + 10% transfer taxes

(The price includes all furniture, a dedicated carport, lock-up garage and boat mooring.)



Location in Pangia Beach



***Basic information:***

- The penthouse 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 penthouse with direct lift access, located across the entire top floor of the apartment house Block B with a beautiful panoramic view of the India Ocean, Eden Island, Sainte Anne and Cerf islands.
- The penthouse has a total area of 320 m<sup>2</sup>, 3 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, entrance corridor, guest toilet, laundry/store, covered terrace of 87 m<sup>2</sup> with a plunge pool and BBQ area.
- The penthouse 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 a dedicated carport, lock-up garage and boat mooring in Pangia Beach private marina.
- The penthouse 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.

**Penthouse floor plan**



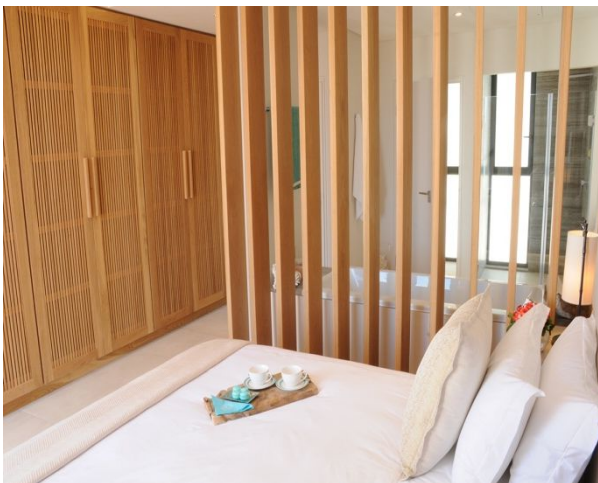
**Penthouse location in Block B**



**Block B**

**Boat mooring**





**View from the apartment**



**Communal facilities**

