



## Luxury 3 Bed Maison for sale on Eden Island –



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 840,000

#### Standort

Land:	Seychellen
Adresse:	Eden Island
Veröffentlicht:	14.09.2023
Beschreibung:	Luxury 3 Bed Maison for sale on Eden Island – Seychelles

Esales Property ID: es5553876

#### Property Location

Eden Island  
Seychelles

Price in Dollars \$900,000

Owners website here – <https://seychelles.eliteresidences.eu/accommodation>

PDF brochure here – [https://seychelles.eliteresidences.eu/Maison\\_83\\_by\\_Elite\\_Residences.pdf](https://seychelles.eliteresidences.eu/Maison_83_by_Elite_Residences.pdf)

#### Property Details



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Discover unparalleled luxury living in the heart of Seychelles at this stunning Maison on Eden Island. With only a limited number of these exclusive Maisons available, this property stands out with its breathtaking ocean, marina and mountain views that grace every corner of the estate. You'll wake up to these awe-inspiring vistas from any of the 3 luxurious en-suite bedrooms, with two on the first floor featuring a spacious balcony and one on the second floor with a large window, providing an immersive connection to Seychelles' natural beauty.

This multi-level Townhouse offers an open-plan entertainment area on the ground floor, seamlessly blending a fully equipped contemporary kitchen, dining area, lounge, and a convenient guest toilet. The pièce de résistance, however, is the folding stacking glass doors that invite you to step outside onto the BBQ terrace and into a lush tropical garden. This private oasis not only provides a tranquil escape but also features a private boat jetty right in front of the Maison. A speed boat with floating jetty is available to purchase separately for those who seek exhilarating adventures on the azure waters.

Intricately designed and fully furnished to the highest standards, this property exudes elegance and sophistication in every detail. As a bonus, your purchase includes a four-seater Electrically Powered Vehicle (EPV) with a covered parking bay, allowing you to effortlessly explore the Marina Estate. From private beaches, communal pools and a clubhouse to tennis courts and a bustling commercial precinct, everything is just a short EPV ride away.

What sets this Maison apart is its unique income-generating potential. It comes with a valid holiday letting license, making it not only an idyllic vacation home but also a high-yield investment opportunity. Additionally, it offers the possibility of qualifying for Seychelles Residency, ensuring you have a piece of paradise to call your own. Don't miss your chance to own this exceptional piece of Seychelles luxury living – it's more than a home; it's a lifestyle and an investment in a world-class destination.

### Main Features of Maison

- \* 3 bedrooms with en-suite bathrooms and a guest toilet
- \* Fully air conditioned with temperature controls in each room
- \* Walking distance to the best beach on the island offering excellent snorkeling opportunities
- \* Greener part of the island with a park and playground, only a few meters away from townhouse
- \* Protected from the wind

Viewing by appointment is highly recommended to take in the natural beauty of this location.

### Amenities at Eden Island

Eden Island is a residential marina development with a variety of amenities for residents and guests to enjoy. These include:

- \* Beautifully landscaped gardens
- \* Spectacular waterways around the estate
- \* Four private beaches
- \* Three swimming pools scattered around the Estate



- \* Clubhouse with fully equipped gym and fitness centre
- \* Tennis courts
- \* Sports field with kid's play area
- \* A jogging track
- \* 24 hour security

The clubhouse has a fully equipped gym, lounge, and swimming pools. The tennis court is available for use by residents and guests. The public swimming pools are located in different areas of the island and are open to everyone. There are four beaches on Eden Island, each with its own unique charm. Eden Plaza is a shopping center with a variety of shops, restaurants, and services.

- \* Deep-water Marina that is equipped to house super yachts of up to 100m in length
- \* Commercial marina offering an array of charter offerings
- \* Eden Plaza Shopping Centre – offers a broad range of shops and services from a supermarket to banks to restaurants, medical services, clothing boutiques and a Spa.

Eden Island is a motor vehicle-free zone, so the only vehicles allowed on the pathways are electric buggies. This makes the island a peaceful and safe place to live and visit.

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## ABOUT THE AREA

Seychelles is not just another destination; it is paradise in the middle of the Indian Ocean. The Seychelles is an archipelago of 115 islands in the Indian Ocean, off East Africa. It's home to numerous beaches, coral reefs and nature reserves, as well as rare animals such as giant Aldabra tortoises. Mahé, a hub for visiting the other islands, is home to the capital Victoria. It also has the mountain rainforests of Morne Seychellois National Park and beaches, including Beau Vallon and Anse.

Visitors may choose to discover the granitic inner-islands of Seychelles, located around the principal islands of Mahe, Praslin and La Digue; many of which are well renowned for their picture perfect powdery white beaches framed by massive granite boulders.

Nature lovers wishing to explore the islands' walks and trails will encounter some of the rarest species of fauna and flora on Earth. Nowhere else will you find the largest seed in the world, the Coco-de-Mer, or the rare jellyfish tree with only eight still surviving. Seychelles is also home to two UNESCO World Heritage Sites, namely; Aldabra – the world's largest raised coral atoll and the primeval forest of Praslin's Vallee de Mai – home to the Coco-de-Mer palm.

If you are a diving or snorkeling enthusiasts, the crystalline waters of The Seychelles will be far too appealing to ignore; offering a living tropical aquarium, teeming with fish life and gigantic colorful coral reefs. It is every divers dream to swim alongside whale sharks, sea turtles mantas and dolphins; this is the opportunity of a lifetime and it is not to be missed!

Considering the abundance of marine life, every fisherman's dream could become a reality. Whether, it's going toe to toe with wahoo, sailfish, marlin or tuna in the deep seas of the archipelago or merely casting



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your fly lines on the superb shallow flats, Seychelles is home to the thrill of the 'big' catch.

One of the best things about traveling is getting to see different cultures. The culture of the Seychelles is a unique mix of African, European, and even Asian influences. Local art, music, and architecture take on the distinctive form of the Seychelles vernacular. Go on a cultural journey by visiting the Colonial Centre of the world's smallest capital, Victoria. Highlights include The Court House, Kenwyn House, The Natural History Museum, The Main Post-Office and the 'Little Ben' Clock-Tower which is over 100 years old.

In the heart of this paradise lies Eden Island, a private man-made island just off the East coast of Mahe. The island resort comprises of a range of accommodations as well as an international marina and Eden Plaza with a variety of shops and restaurants to suit everyone's desires.

The Seychelles with its rare treasures and a year-long warm tropical climate has something for everyone.

## MAiN FEATURES:

- 173m<sup>2</sup> of living space
- 3 Bedrooms
- 4 Bathrooms
- Stunning Views
- Communal Pool
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Seychelles
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- Fully Fitted Kitchen
- Furnished to the highest of standards

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### Allgemein

Schlafzimmer:	3
Badezimmer:	4
Fertige m <sup>2</sup> :	173 m <sup>2</sup>

### Zimmerdetails

Innenausstattung:	Fitted kitchen
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### Mietdetails

Möbliert:	Ja
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### Mietbedingungen

Verfügbar ab:



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## Zusätzliche Informationen

URL der virtuellen Tour:

[https://www.youtube.com/embed/psGRIds1XhY?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/psGRIds1XhY?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Kontaktinformation

IMLIX ID:

IX4.856.731

