



## Luxury 3 Bed Penthouse for sale on Eden Island – Seychelles



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 997,961.26

### Posizione

Nazione:	Seychelles
Indirizzo:	Eden Island
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Eden Island  
Seychelles

Discover Your Dream Oasis: A Luxury 3-Bedroom Apartment on Seychelles' Exclusive Eden Island

Escape to unparalleled luxury and breathtaking beauty with this exquisite 3-bedroom apartment, ideally situated within Ambrosine (Parcel 14) on the highly coveted Eden Island. This award-winning, five-star private island development, just off the main island of Mahé in the Seychelles, offers an idyllic blend of serene island living and convenient access to world-class amenities.

A Prime Location in Paradise

Eden Island is a testament to harmonious design, featuring award-winning architecture that gracefully



complements the indigenous Creole style, with no building exceeding two floors. The island boasts four pristine beaches, inviting you to bask in the sun or take a refreshing dip in the turquoise waters.

Accessibility is effortless, with the International Airport just a 15-minute taxi or rental car journey away. For your convenience, the apartment includes a designated, free parking space on the main island, allowing for seamless transfers.

### Boater's Paradise and Island Adventures

For those with a love of the open water, this property is a true gem. Eden Island features a deep-water marina, and this apartment comes complete with its own boat berth and utilities bollard. With the Seychelles archipelago comprising 115 enchanting islands, you'll have endless opportunities for island hopping by private yacht, ferry, or even helicopter – a favourite pastime for residents and visitors alike.

### Unrivalled Views and Island Conveniences

Nestled in Basin 1, the Ambrosine apartment offers gorgeous, uninterrupted views directly across the tranquil basin, through the bustling marina, and back to the jaw-dropping, majestic mountainous landscape of Mahé.

Everything you need for a comfortable and luxurious lifestyle is just a stone's throw away. The apartment is strategically located close to Eden Island's vibrant commercial centre, meaning you're only a short, easy 5-minute stroll from the well-equipped gym, a charming café, one of the island's sparkling communal pools, and a delightful array of shops and restaurants perfect for a romantic dinner or a leisurely shopping spree. The commercial area is comprehensive, featuring a mall, spa, bank, ATM, supermarket, and numerous other retail outlets.

### A Sanctuary of Style and Comfort

Step inside this spacious and light-filled apartment, where an inviting ambiance permeates every corner. The main living area boasts an impressive double-height ceiling, creating a sense of grandeur and airiness. This open-plan space seamlessly integrates the modern kitchen, elegant dining area, and comfortable sitting areas.

The living space effortlessly transitions to the outdoors through bi-fold glass doors on two sides, revealing a huge, wide, wrap-around veranda. This expansive outdoor haven provides gorgeous views from all vantage points back to the shimmering marina, perfect for entertaining or simply unwinding while enjoying the gentle island breezes.

The apartment thoughtfully accommodates guests with two generously sized bedrooms located off the main entertainment area. A further stunning bedroom is situated upstairs in the penthouse section, offering enhanced privacy. This upper level also includes a charming sitting room with a sleep sofa, allowing the apartment to comfortably host up to 8 guests. Throughout the apartment, temperature-controlled air-conditioning ensures ultimate comfort, even on the warmest summer days.



No detail has been overlooked in the apartment's design and furnishings. The impeccable finishes are complemented by a luxury furniture package, which includes high-quality Percale sheets and top-of-the-line Miele appliances, such as a washer, dryer, dishwasher, and a large fridge freezer. For your entertainment and connectivity, the apartment also comes equipped with a smart TV, internet connection, and a Weber BBQ – perfect for alfresco dining on your expansive veranda.

## Seamless Living and Premium Services

For your peace of mind and convenience, an intercom system links the apartment 24 hours a day to the reception, allowing for easy enquiries or communication with any other properties on the island. The communal front area of Ambrosine has been recently refurbished, exuding a smart and welcoming impression.

Eden Island prides itself on being a car-free environment, promoting a serene and eco-friendly atmosphere. To facilitate easy movement around the island, an electric personal vehicle (EPV) is included with the apartment, complete with its own private parking space and electric charger directly in front. Ample storage is also available, both to the rear of the EPV parking space and conveniently by the front door.

As an owner on Eden Island, you gain full access to the island's impressive five-star facilities. This includes two large swimming pools, a state-of-the-art gym, tennis and padel courts, a café, supermarket, banks, a variety of restaurants, a luxurious spa, and convenient boat and car hire services. You also benefit from an allocated car park space on the main island.

## An Exceptional Investment Opportunity

This property presents a truly compelling investment opportunity. It includes a highly sought-after short-term rental license, a testament to the immense demand and limited supply of premium accommodation on Eden Island. With management and cleaning services readily available, you can enjoy a year-round rental season, earning between \$450 and \$645 per night. The property is ideal for advertising on popular platforms such as Booking.com and Airbnb.

The inclusion of this license signifies that the property has successfully passed a thorough inspection by the Tourism authority, ensuring it is presented to the absolute highest standards. This remarkable offering provides not only a magnificent personal retreat but also the potential for a generous and consistent rental income.

## 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.

## 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 your fly lines on the superb shallow flats, Seychelles is home to 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:

- \* 230m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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 the Seychelles
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Comune**

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	230 mq
Dimensione del lotto:	230 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.186.061



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