

EDEN ISLAND

SEYCHELLES




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DISCOVER

EDEN ISLAND IN SEYCHELLES

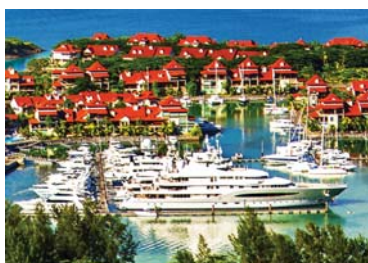
A few hundred meters from the capital island of Mahé, connected by a bridge over the ocean, lies Eden Island – one of the most prestigious island marinas in the world. Over 56 hectares, with more than 16 hectares of private waterways, Eden Island is a residential marina development that can now be your home.

Comprising of a range of freehold title homes, you have a choice of owning either a private Villa with a swimming pool, a spacious Maison or a luxury Apartment.

Featuring stunning views over the ocean, forests, mountains and nearby islands such as Cerf and Ste. Anne, each home also boasts its own mooring, either in front of the home, nearby or in the international marina.

Inspiration came via the Seychelles vernacular architecture, with its roots buried deep within the French, Victorian, Arab and Chinese ancestry. This philosophy has been carried through to the different interior and finishes design options for Apartments and Maisons – Sand, Shell and Rock and the exclusive Villa ranges of interior designs being Coral, Pearl and Granite.

Eden Island also offers a range of furniture and décor specifically chosen and designed for the homes, including all kitchen appliances, audio visual equipment and objects d'art.



HOMES ON EDEN ISLAND

Eden Island offers a wide variety of homes to choose from, ranging from 88sqm to 609sqm on freehold title land from 260sqm to over 3000sqm. All homes are fully air-conditioned and fitted with luxury kitchen appliances. A private mooring and Electrically Powered Vehicle (EPV) are also included in the package.

APARTMENTS

The Eden Island Apartments are luxuriously designed to fit within the ideal of island living. Ranging from 88m² to 215m² they are typically one- to three-bedroom Apartments, featuring wide open spaces, big open doors and large windows with extended covered verandas, inviting the beautiful outside in.

Spaced all around the island in Apartment blocks not higher than two storeys, each Apartment comes standard with Miele appliances – washing machines, dryer, oven and hob, a dishwasher and of course a refrigerator.

MAISONS

Maisons are private and luxurious duplex homes featuring plenty of space and consist of three- to four-bedrooms. They range in size from 210m² to 305m². As with the Apartments, the Maisons come standard with en-suite bathrooms.

Placed privately on plots ranging between 260m² and 1000m², no more than three Maisons are connected to each other, facing in different directions to optimise privacy and bringing the extensive outdoors inside through large verandas and open windows.

Along with the Miele appliances that come standard with the Maison, there is also a private kitchen yard.

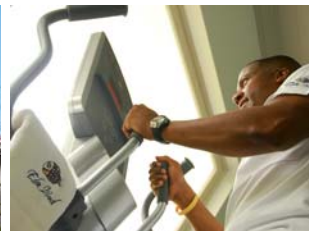
VILLAS

The Eden Island Villas are immaculately designed within the creative parameters of the Seychelles. There are eighteen different designs, ranging between 250m² to an impressive 609m².

All include private swimming pools on freehold title land ranging from 600m² to over 3000m², ensuring absolute privacy. Featuring two- to size-bedrooms, space is not a problem. Neither is luxury, with all bathrooms en-suite, air-conditioning throughout and modern conveniences such as Miele appliances and a full working and show kitchen.



- Over 500 homes already completed
- A private mooring for every home
- All homes are sold on freehold title
- Owners can apply for residency of Seychelles
- International marina capable of handling super-yachts up to 100m in length
- Seychelles vernacular architectural design
- Safe, cyclone-free sailing environment
- A choice of Apartments, Maisons and Villas
- Over 56 hectares of island paradise
- At least 16 hectares of private waterways
- Each home gets an Electrically Powered Vehicle (EPV)
- Private swimming pools for Villas as standard and offered as optional extras for Maisons
- Secure motor vehicle free component featuring security access



EDEN ISLAND AT A GLANCE

- Exclusive finishes and interior design ranges sourced for Apartments and Maisons and an extensive selection for Villas
- Commercial precinct offering a variety of shops, restaurants and services outlets
- Fully operational Clubhouse including gymnasium, swimming pools and tennis court
- Four private beaches around the island
- All homes have water frontage
- Easily accessible via the international airport with non-stop flights from many major cities
- All units are air-conditioned throughout and come with fully fitted Miele kitchens



For more information on Eden Island's sales representation worldwide visit www.edenland.sc

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