

# EDEN ISLAND

Seychelles

[www.edenisland.sc](http://www.edenisland.sc)



# 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 88m<sup>2</sup> to 609m<sup>2</sup> on freehold title land from 260m<sup>2</sup> to over 3000m<sup>2</sup>. 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 88m<sup>2</sup> to 215m<sup>2</sup>, 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 machine, 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 210m<sup>2</sup> to 305m<sup>2</sup>. As with the Apartments, the Maisons come standard with en-suite bathrooms.

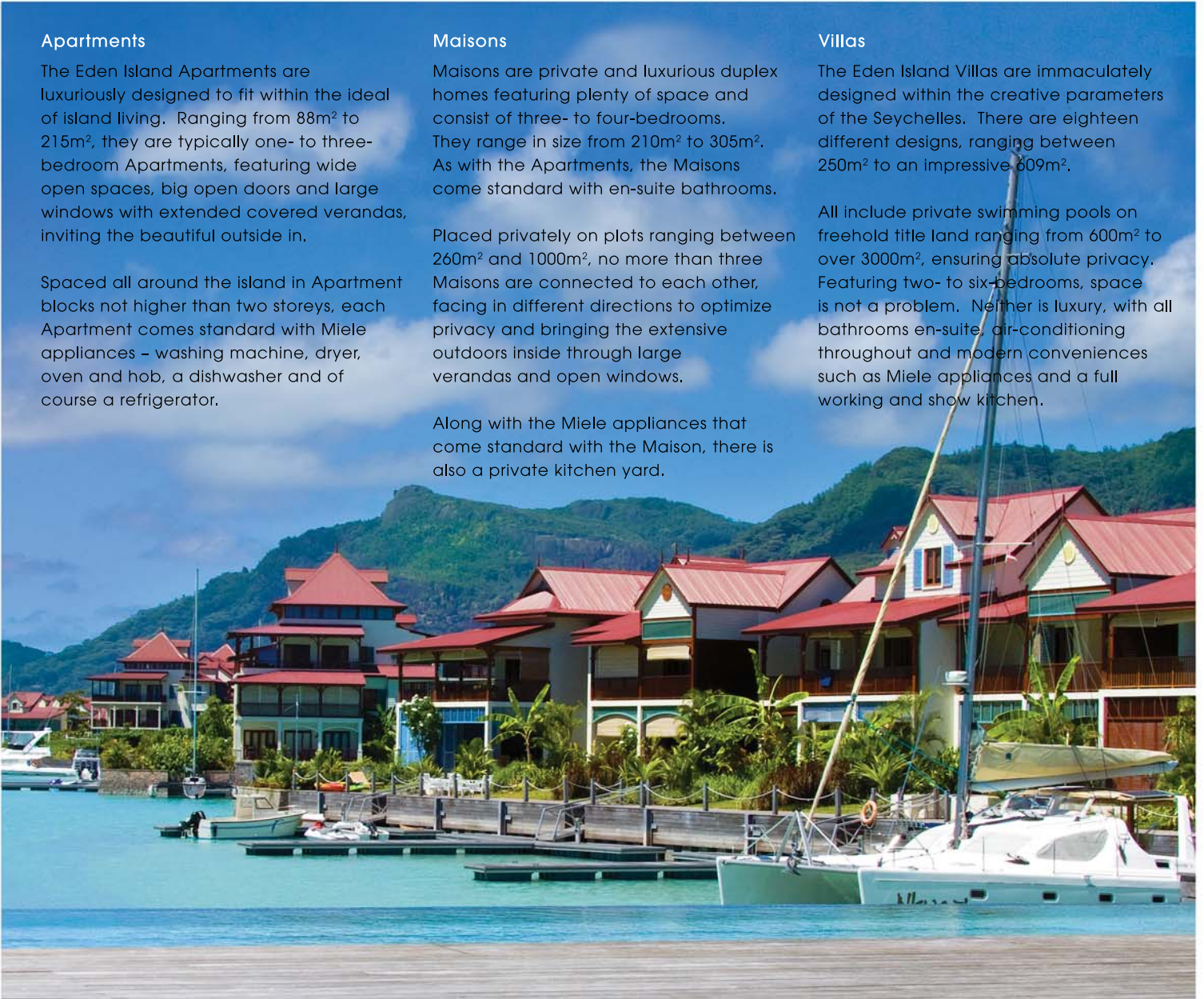
Placed privately on plots ranging between 260m<sup>2</sup> and 1000m<sup>2</sup>, no more than three Maisons are connected to each other, facing in different directions to optimize privacy and bringing the extensive outdoors inside through large verandas and open windows.

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 250m<sup>2</sup> to an impressive 609m<sup>2</sup>.

All include private swimming pools on freehold title land ranging from 600m<sup>2</sup> to over 3000m<sup>2</sup>, ensuring absolute privacy. Featuring two- to six-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.



Many homes already completed

A private mooring for every home

All homes are sold on freehold title

Owners qualify 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 & 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 & offered as optional extras for Maisons



# EDEN ISLAND AT A GLANCE

Secure motor vehicle free component featuring security access

Exclusive finishes & interior design ranges sourced for Apartments & Maisons & an extensive selection for Villas

Commercial precinct offering a variety of shops, restaurants & services outlets

Fully operational Clubhouse including deli, café, gymnasium, swimming pools & tennis court

For more information and contact details of our other international representatives visit [www.edenisland.sc](http://www.edenisland.sc)



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 & come with fitted kitchens

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