

EDEN ISLAND SEYCHELLES

OWN it

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S E Y C H E L L E S



AN ISLAND
MARINA...



...IN THE HEART
OF PARADISE



DISCOVER EDEN ISLAND IN
SEYCHELLES



S E Y C H E L L E S



SEYCHELLES

ANOTHER WORLD

EASY ACCESS BY AIR

Seychelles is now within easy reach throughout the year with numerous international flights on a daily basis.

All international flights land on Mahé at Seychelles' International Airport, just 10 minutes from Eden Island.

VICTORIA CAPITAL OF SEYCHELLES

Discover the charm of Victoria, the financial and administrative capital of Seychelles, situated only a few minutes from Eden Island.

Fall under the spell of the colourful market with its fresh daily produce and lively atmosphere, or visit the famous Clock Tower, an exact replica of the original in London.

Feel the rhythm of the friendly Seychellois, a culture filled with peace, warmth and charm.

Victoria is host to the acclaimed Carnaval International de Victoria which draws participants from all over the world.



| WEATHER TABLE | | | |
|---------------|--|--|--------|
| JAN | | | 24/29° |
| FEB | | | 25/30° |
| MAR | | | 25/31° |
| APR | | | 25/31° |
| MAY | | | 25/31° |
| JUNE | | | 25/29° |
| JULY | | | 24/28° |
| AUG | | | 24/29° |
| SEP | | | 24/29° |
| OCT | | | 24/29° |
| NOV | | | 24/30° |
| DEC | | | 24/30° |

AN EXCEPTIONAL CLIMATE AND UNIQUE QUALITY OF LIFE

Live in an ideal climate where temperatures range between 24° C and 31° C. Allow yourself to be caressed by the Alizés – the trade winds – in a completely cyclone-free ocean.

Dive into the turquoise water of the warm Indian Ocean.

Walk along the never-ending white beaches, lined with palms and grey boulders.





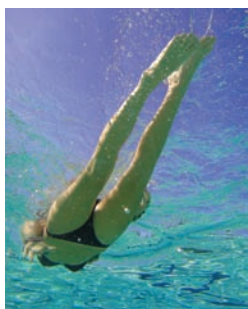
SPORT

On Eden Island:

Four beaches
Swimming pools
Tennis
Boule
Fitness Centre

Around Eden Island:

Swimming
Diving
Water skiing
Windsurfing
Fishing
Hiking
Cycling
Jogging
Kayaking
Snorkeling
Water sports



THE ART OF LIVING

From Aldabra, one of two World Heritage sites in Seychelles, to the heavenly beaches of La Digue and its ox-cart taxis to the famous Vallée de Mai on the island of Praslin and its Coco de Mer forest, life seems fit for living in Seychelles.

With so much to do and so much to experience, it will take a lifetime to discover it all. From diving with the fish, dolphins and turtles to sampling the local flavours and savouring the culture, Seychelles is a visitor's paradise.



EDEN ISLAND...

THE MARINA ISLE



A few hundred metres from the capital island of Mahé, 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 and commercial marina development that can now be your home.

Comprising a broad 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 or nearby. The international marina on Eden Island is capable of handling super-yachts up to 100m in length.

Everything on Eden Island is organised around living spaces, moorings, open spaces, beaches, a clubhouse with gym, swimming pools and tennis court as well as a commercial precinct.

And if you want to explore the islands further, Praslin and La Digue are within easy reach via the famous Cat Cocos ferry making daily trips from Port Victoria.





Commissioned by the developer, Eden Island Development Company, the design was created by internationally renowned South African architects Dennis Moss & Associates, Raymond Alexander and Paolo Viotti of Vivid Architects. The inspiration came via the vernacular Seychelles architecture, with its roots buried deep within the French, Victorian, Arab and Chinese ancestry. Homes are spacious, with large verandas, high-pitched red roofs and simple, pure lines. There are almost no boundaries between the outside and the ample inside, with big open doors and large windows inviting nature to become part of the homes.



Inspiration for Eden Island, from the beaches to the physical design and shape of the island itself, was found through studying the history, culture and, of course, the climate of Seychelles.

Every design element has been chosen to reflect the indigenous culture, from the wood being used, indicative of the lush forests and blue ocean, to the carefully designed interiors of the homes, chosen specifically to portray the colours and shades of the surrounding Seychelles.

THE EDEN ISLAND DREAM



EDEN BLEU HOTEL

The state-of-the-art Eden Bleu Hotel is the most digitally advanced hotel in the Indian Ocean islands comprising 87 luxury rooms, offering world-class conferencing and banqueting facilities.



COMMERCIAL PRECINCT AND EDEN PLAZA

The commercial precinct comprises a variety of restaurants, bars and shops including a gym and health spa, a supermarket, casino as well as banking and financial services all in Eden Plaza. A range of other new commercial opportunities also exist.

To experience island life throughout the year, become a resident of Eden Island







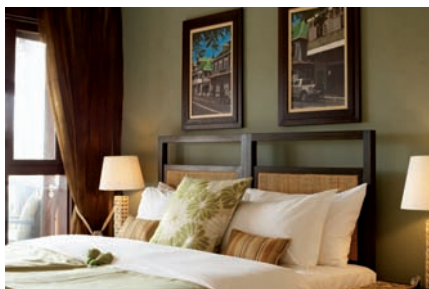
Ranging from 87m² to 214m², the Apartments are typically one- to three-bedroom units, featuring wide open spaces, big open doors and large windows with extended covered verandas, inviting the beautiful outside in.

Each Apartment also comes standard with air conditioning, a washing machine, dryer, oven and ceramic hob, a dishwasher and of course a refrigerator. Part of the overall package is your own mooring, either in front of the Apartment, close by or in the Eden

Island Marina. A buggy comes standard with every Apartment and is the perfect vehicle with which to get around the island, with plenty of parking bays everywhere, as well as a private bay at the Apartment block.

There is also a covered motor vehicle parking garage provided close by, in case owners would like to purchase or hire their own car whenever they are staying on the island.

APARTMENTS







Maisons are private and luxurious duplexes featuring plenty of space and consist of three to four bedrooms. They range in size from 173m² to 319m². As with the Apartments, the Maisons come standard with en-suite bathrooms, each featuring a shower, bath and bidet.

Placed privately on plots ranging between 230m² and 700m², no more than three Maisons are connected to each other, individually orientated to optimise privacy and to bring the extensive outdoors inside through large verandas and open windows.



MAISONS

Maison features include air conditioning throughout, a state of the art kitchen which includes a washing machine, dryer, oven and ceramic hob, a dishwasher and refrigerator, and a private outside kitchen yard.

Each owner has a mooring, either in front of the Maison or nearby, as well as a buggy to make zipping around the island an absolute pleasure. Included is also a covered parking bay for the buggy at the Maison.

If you own a car or have hired one, there are covered parking bays available close by.







Overlooking their private swimming pools, the single- and two-storey Villas range between 250m² to an impressive 600m², and are situated on plots ranging from 600m² to as much as 3000m².

VILLAS

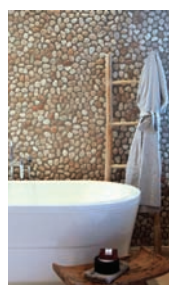
Everything is designed with style, making the bountiful outside, the immaculate views and the stunning weather, part of this benchmark lifestyle in Paradise. It is the perfect blend between contemporary design and natural inspiration.

Ranging from two- to six bedrooms, space is not a problem. Neither is luxury, with all bathrooms en-suite, air conditioning throughout and each Villa featuring state-of-the-art facilities like a washing machine, dryer, oven and ceramic hob, microwave, dishwasher and a refrigerator.

Like the rest of the homes on Eden Island, the Villas come standard with a buggy, as well as a covered parking bay for the buggy.

If however the need arises for a motor vehicle parking bay, either for a private or a hired motor vehicle, covered parking bays are available on the island.

Personal yachts or boats are catered for with a reserved mooring for each Villa owner.





MAHÉ

EDEN ISLAND MASTERPLAN



INTERIOR & DESIGN FINISHES

Six different palettes. Six distinct styles. Reflected through diverse shades of colours, various durable materials and contrasting textures, the interiors and finishes of the Apartments, Maisons and Villas are inherently Seychelles. For the Apartments and Maisons they are **Sand**, **Shell** and **Rock**. The Villas are **Pearl**, **Coral** and **Granite**.

APARTMENTS & MAISONS:



SAND

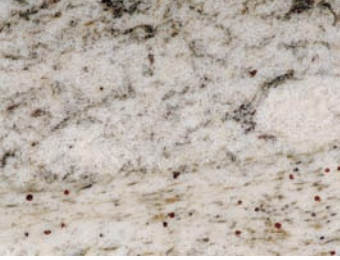


SHELL



ROCK

AMBIENCE OF LIGHT & COOL



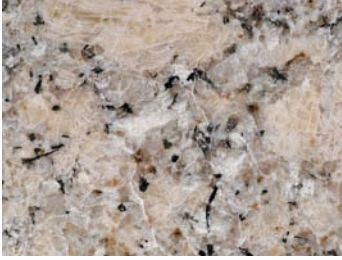
Ranging from warm white to sun-kissed cool and golden sand, the **Sand Palette** portrays all the shades of a Seychelles beach – as refreshing as it is beautiful.

DELICATE ORGANIC HUES



Adding a splash of colour, the **Shell Palette** hints at the floral abundance of the islands and the delicate pink and orange tones of sea shells, bathing your home in sunset hues.

SMOOTH, DARK & RICHLY TONED

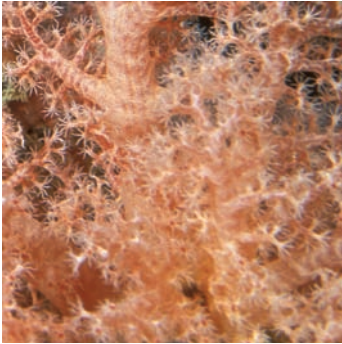


Boulder bold, the granite tones of the **Rock Palette** bring a rich array of darker notes to beautiful light, reflecting a solid choice of sophisticated confidence.

VILLAS



PEARL



CORAL



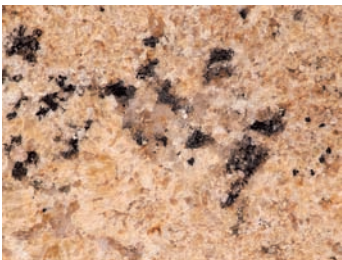
GRANITE

SHIMMERING RAINBOW HUES



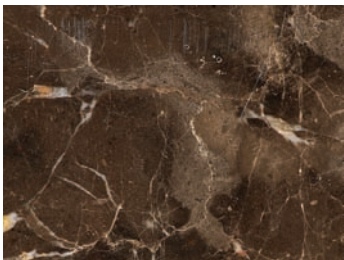
A light extract of Mother of Pearl, the muted rainbow tones that shimmer in ocean blue and emerald green in the **Pearl Palette** is a reminder of the clear porcelain essence of the Seychelles.

BLOSSOMING UNDERWATER SHADES



Soft colours bathed in underwater hues of pink and hushed reflections of burnt orange, the **Coral Palette** welcomes you to a home filled with organic warmth.

DEEP TONES OF GREY & SHADOW



A counterweight to the light, sand and sun of the Seychelles, the **Granite Palette** features a cool sophisticated mix of textured surfaces and darkly cast shadows.



INTERIOR & DESIGN

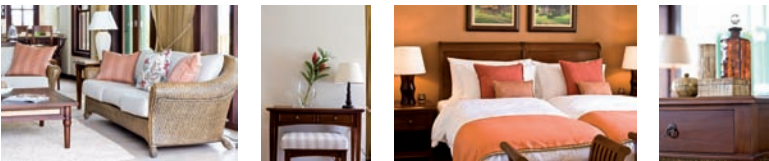
FURNITURE & DÉCOR

As an additional offering, owners can select from Eden Island’s furniture and décor range of styles specially chosen and designed for the homes. This service, designed in conjunction with leading interior decorators, comprises four ranges of distinct Seychelles styles and includes all furniture, kitchen appliances, audio visual equipment and object d’art.

Each style portrays a mixture of European, Arabian, Indian and African influences. They are generous in design, and in keeping with the island lifestyle, created not only to be comfortable, but also easy to maintain. The four styles available to all owners are known as *Plantation*, *Island Light*, *Seychelles Now* and *Seychelles Jewel*.

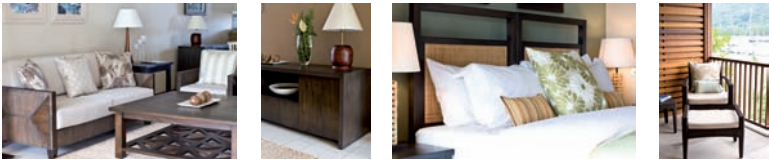
PLANTATION

Inspired by the colonial heritage of Seychelles, the Plantation Style is a mix of the familiar and the exotic. Plush in its design, it lends itself to the historical, the traditional and the generous.



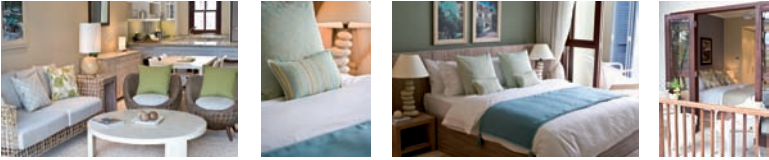
ISLAND LIGHT

Based on the traditional heritage of Seychelles, the Island Light Style is straighter in line and form, with crisp edges and more rectilinear features. Comfortable and relaxed, the look and feel is current but with a typically Seychelles twist.



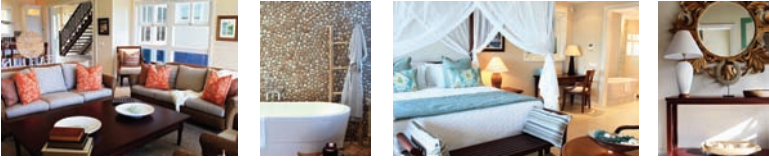
SEYCHELLES NOW

Building on a rich and colourful heritage, the Seychelles Now Style allows for innovation, bringing with it an air of ease and fun. The look is modern, unexpected even, but always true to Seychelles.



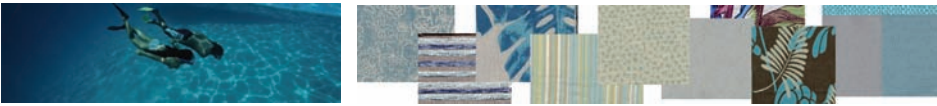
SEYCHELLES JEWEL

This range is exclusively reserved for Villas.



Within each style there is a choice of four colourways for furnishings aptly named: *Aqua*, *Forest*, *Driftwood* and *Sunset*

AQUA



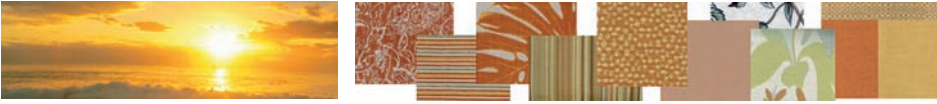
FOREST



DRIFTWOOD



SUNSET





EDEN ISLAND AT A GLANCE

- Over 56 hectares of island paradise
- At least 16 hectares of private waterways
- A choice of Apartments, Maisons & Villas
- Vernacular Seychelles architectural design
- Magnificent views over the ocean, islands, forests & mountains
- All homes sold on freehold title
- Each home has its own boat mooring
- As no motor vehicles have access to the residential estate each home is provided with its own buggy
- Owners and their families qualify to apply for residency of the Seychelles
- All units are air-conditioned throughout with fully-fitted Miele kitchens
- Furniture and décor ranges are available for all units
- Clubhouse for residents including gym, pools and tennis court
- Four beaches around the island
- Private swimming pools for Villas come standard and splash pools for Maisons are optional
- Village Management Association and Eden Island Concierge Service at your disposal
- Fully operational Rental Pool providing luxury accommodation options
- Secure motor vehicle free residential component
- 24-hour security access control
- Eden Plaza with its supermarket, banks, boutique shops, restaurants, bars and casino
- Eden Bleu Hotel and Conference Centre
- Commercial precinct with a variety of restaurants, bars and marine outlets
- International marina capable of handling super-yachts up to 100m in length
- Easily accessible via the International Airport
- International flights daily
- Mild tropical weather all year round
- Safe, cyclone-free sailing environment

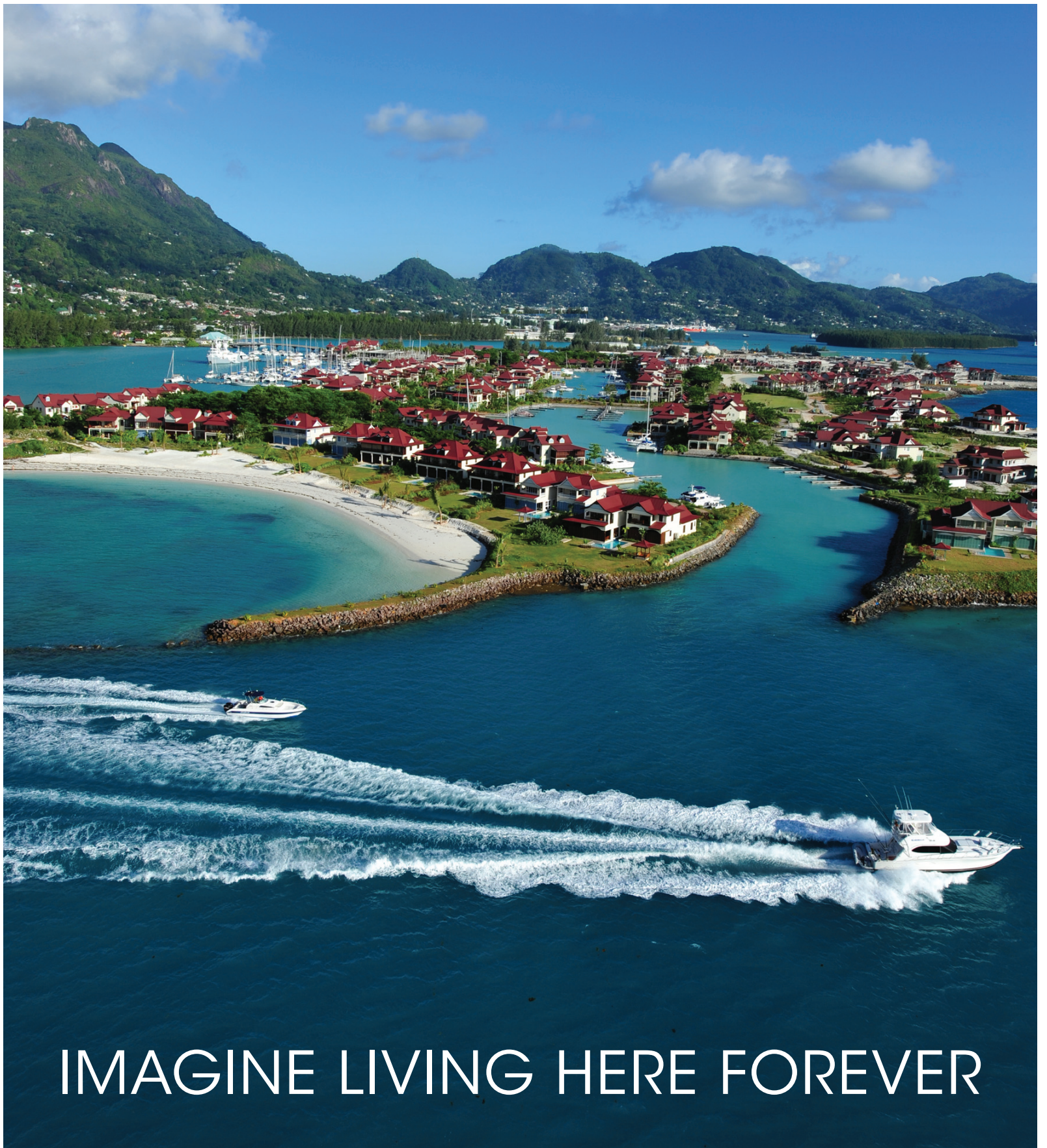


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