OWN it
SEYCHELLES

AN ISLAND MARINA...

...IN THE HEART OF PARADISE
Discover Eden Island in Seychelles

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.

WEATHER TABLE

<table>
<thead>
<tr>
<th>Month</th>
<th>Temperature</th>
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<td>JAN</td>
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<tr>
<td>FEB</td>
<td>25/32°C</td>
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<tr>
<td>MAR</td>
<td>26/34°C</td>
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<tr>
<td>APR</td>
<td>26/31°C</td>
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<tr>
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<td>25/31°C</td>
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<td>JUL</td>
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<td>NOV</td>
<td>24/30°C</td>
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<tr>
<td>DEC</td>
<td>24/30°C</td>
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</table>

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:
- Swimming pools
- Tennis
- Volleyball
- Bouldering
- Fitness Centre

Around Eden Island:
- Swimming
- Dinghy
- Water skiing
- Windsurfing
- Fishing
- Hiking
- Cycling
- Kayaking
- Snorkelling
- Water sports

THE ART OF LIVING

From Aloba, one of two World Heritage sites in Seychelles, to the heavenly beaches of La Digue and its eccentric 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 Mahe, connected by a newly constructed 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 a broad range of freehold 1&2 bedroom 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 St. Anne, each home also boasts its own mooring, either in front of the home, nearby or in the Eden Island International Marina which is capable of handling super-yachts up to 150m in length.

Everything at Eden Island is organised around living spaces, moorings, open spaces, beaches, the commercial centre and clubhouse with gym, swimming pools and tennis court.

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 and Raymond Alexander. 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 PLAZA
- Secure motor vehicle free residential component featuring security access
- Each home has its own buggy
- Parking for cars and buggies
- Private swimming pools for Villas, and can also be requested for Maisons
- Each home has its own mooring
- Four beaches
- Clubhouse for residents including gym, pools and tennis court
- Deep water marina capable of handling super-yachts
- International marina provides electricity, water, network cables, plumbing, pumping equipment and service stations
- Freehold title ownership
- Owners and their families qualify to apply for residency of Seychelles

COMMERCIAL PRECINCT
- Eden Plaza comprising of a supermarket, banks, boutique shops, restaurants, bars and cafes
- A range of other commercial opportunities exist

To experience luxurious living 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 hot, 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. Another major feature of the Apartments is a buggy (Electrically Powered Vehicles) that comes standard with every Apartment. A buggy is the perfect vehicle with which to get around on 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 bay 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 219m². As with the Apartments, the Maisons come standard with ensuite bathrooms, each featuring a shower, bath and bidet.

Placed privately on plots ranging between 230m² and 760m², 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.

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.

MAISONS

Each owner has a mooring, either in front of his 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 your 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 ensuite, 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 owners of 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.
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

Adding a splash of colour, the Shell Palette reflects the natural abundance of the island and its delicate pink and orange tones of sea shells, bathing your home in sunset hues.

SHELL

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.

ROCK

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

VILLAS

PEARL

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.

CORAL

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

GRANITE

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.

DEEP TONES OF GREY & SHADOW

SMOOTH, DARK & RICHLY TONED

SHIMMERING RAINBOW HUES

BLOSSOMING UNDERWATER SHADES

DELICATE ORGANIC HUES

AMBIENCE OF LIGHT & COOL
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 objets d’art.

PLANTATION
Inspired by the colonist heritage of Seychelles, the Plantation Style is a mix of the familiar and the exotic. Plum 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 textures. 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 in 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.

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.

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 are freehold title
- Each home has its own mooring
- Owners and their families qualify to apply for residency of the Seychelles
- Interior & Design Finish ranges from Sand, Shell & Rock for Apartments & Maisons to Pearl, Coral & Granite for the Villas
- All units are air-conditioned throughout and come with fitted kitchens
- Furniture and decor ranges are available for all units
- Each home has its own buggy
- International marina capable of handling superyachts up to 100m in length
- Commercial precinct comprising a supermarket, banks, boutique shops, restaurants, cafes
- Clubhouse for residents including gym, pools and tennis court
- Four private 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
- Secure motor vehicle free residential component featuring security access
- Fully operational Rental Pool
- Easily accessible via the International Airport
- International flights daily
- Mild tropical weather all year round
- Safe, cyclone-free sailing environment

www.edenisland.sc
IMAGINE LIVING HERE FOREVER

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