

# EDEN ISLAND

ISLAND LIFESTYLE MAGAZINE SEYCHELLES

LIFESTYLE LOCATION LUXURY

JULY 2010

INVEST  
**Own a piece  
of Seychelles**

DESIGNED AND SHAPED  
**Authentic island  
architecture**

CRAIG HEEGER  
**CEO gives lowdown  
on luxury marina living**

**Spectacular Seychelles**  
*Eden on earth*



Maisons on Eden Island, Seychelles, [www.edenisland.sc](http://www.edenisland.sc)

**EDEN ISLAND: DREAM...LIVE...EXPERIENCE...OWN IT...**

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



# DREAM *it*

## Seychelles: At a Glance

- ▶ The granitic islands of the Seychelles archipelago cluster around the main island of Mahé, which is home to the international airport, the capital Victoria, as well as its stunning satellites Praslin and La Digue.
- ▶ Together, these inner islands form the cultural and economic hub of the nation and Seychelles' tourism facilities and play host to many of its most stunning beaches.
- ▶ There are three official languages in Seychelles: Creole (a lilting, French-based dialect), English and French. Many Seychellois also speak Italian or German.
- ▶ Seychelles' enviable climate is always warm and without extremes. Temperatures seldom drop below 24°C or rise above 32°C.
- ▶ All but the most remote southern islands lie comfortably outside the cyclone belt, making Seychelles a year-round destination for sun worshippers.

## Eden Island: At a Glance

- ▶ Over 40ha of prime residential development situated just off the coast of the main island of Mahé
- ▶ At least 16ha of private waterways
- ▶ Private beaches around the island
- ▶ Luxury Apartments, Maisons and Villas available for immediate occupation
- ▶ Freehold title ownership
- ▶ Owners qualify for residency of Seychelles. (Terms and conditions apply.)
- ▶ Magnificent views of the ocean, beaches, islands, forests and mountains
- ▶ Each home comes with its own mooring
- ▶ International deep-water marina equipped for super- and mega-yachts up to 100m in length
- ▶ Broad range of recreational facilities, including a Clubhouse, fully equipped gym, tennis court, swimming pools and a kids' club
- ▶ Commercial precinct offering a variety of shops and restaurants
- ▶ Uniquely Seychelles vernacular architectural style
- ▶ Spacious, private open areas with breathtaking views
- ▶ Proximity to spectacular islands
- ▶ Mild tropical weather all year round
- ▶ A feast of water sports and activities, including diving, waterskiing, sailing, fishing and windsurfing
- ▶ Direct non-stop flights from London, Johannesburg, Dubai, Paris, Rome and other capital cities
- ▶ Safe and secure environment with 24hr security

## Natural paradise

Visitors wishing to explore the islands' walks and trails will discover some of the rarest species of flora and fauna on earth. In addition, Seychelles is home to two UNESCO World Heritage sites, the Vallée de Mai, home to the fabled Coco-de-Mer nut, and Aldabra, the largest raised coral atoll on earth. When it comes to diving, the Seychelles' waters represent nothing less than a living tropical aquarium where a dizzying array of fish and colourful corals await the diver who dreams of plunging into waters where few have yet ventured and where it's still possible to swim alongside whale sharks, sea turtles, mantas and dolphins in crystal-clear waters. Snorkelling in the underwater world is equally rewarding and, for the armchair explorer, there's always a semi-submersible, a glass-bottom boat ride or a fish-feeding excursion into one of the marine parks. The Seychelles is the ideal place to hire a car – or a bicycle – and embark on personal voyages of discovery that will take you from quaint galleries, craft shops and old Creole-style plantation houses to scenic viewpoints, natural wonders and charming out-of-the-way restaurants where you can savour delicious Creole cuisine.



### Utterly unique

The Seychelles population is numbered at 81 000, distributed over 116 islands, 80 of which are uninhabited. The islands occupy an area of 1,4-million km<sup>2</sup> representing an archipelago of peerless beauty and tranquility.



## Getting there

Air Seychelles, Qatar Airways, Kenya Airways, Condor, Air Austral and Emirates Airlines offer frequent flights to and from Europe, the Middle East, the Far East and Africa, including South Africa. In addition, Air Seychelles services the surrounding islands off the main island of Mahé by way of numerous inter-island flights, including a shuttle service to Praslin, the second largest island of the archipelago, on a 20-seat Twin Otter turboprop aircraft. Other connections include inter-island flights to Bird Island, Denis Island, Desroches Island and Alphonse Island. There is a helicopter service between Mahé, Silhouette, Fregate and North Island. In just 15 to 60 minutes of flying time from the principal island of Mahé, several select island getaways offer accommodation in stylish five-star resorts or cocooned within the homely comforts of rustic beachfront lodges. There are also regular inter-island ferries between Mahé and the inner islands.



Raymond Sahquet

## Affordable Seychelles

Recent changes to the economic landscape of the Seychelles have done much to alter the perception of these islands as simply a rich man's playground and, in turn, reach out to a new demographic of visitors and investors who are now able to enjoy its timeless beauty and great diversity at more affordable prices. With the Seychelles rupee now realigned against major international currencies, tourists and investors are able to benefit from increased purchasing power and enjoy the aspirational nature of the Seychelles in all its beauty and diversity. During the global recession, the Affordable Seychelles Campaign, combined with other government incentives and initiatives aimed at enhancing the attractiveness of the islands as a tourist destination, is opening up the country and all it has to offer. Exciting gastronomy, some of the world's best beaches, crystal-clear waters, exquisite scenery, a varied range of niche, explorative activities – sailing, snorkelling, fishing, diving and island-hopping – are just some of the aspects of the enviable Seychelles lifestyle, which offers experiences most people can only dream of.

For more information, visit [www.seychelles.com](http://www.seychelles.com)



## Seychelles style

Seychelles architecture is at once distinctive and practical. It clearly conveys the influences of its colonial past and combines these with the practical considerations of its climatic environment. Steep roofs to rapidly evacuate the rain, wide verandas to make the most of a tropical climate that encourages outdoor living, as well as louvred windows and doors to make the most of the warm island breezes, are combined with the polished timber floors and high ceilings that make up the simple yet evocative French Creole architectural vernacular so evident on Eden Island, where all buildings are created in perfect adherence to principles of privacy, luxury and spaciousness, and designed to complement the distinctive Seychelles culture. Inspiration is drawn primarily from the original Seychellois plantation manor houses. A culmination of history, contemporary design and natural inspiration, the homes on Eden Island offer a truly unique Seychelles experience. Situated amid lush greenery, the abundant tropical trees, shrubs, fruit trees, herbs, flowers and palm trees frame immaculate views over pristine white sand beaches, oceans, forests and mountains.





My first encounter with Seychelles occurred over 20 years ago when our family holidayed at Baie Lazare. My children were very young and the immensely positive impression Seychelles made on us has endured and prospered over the years. What, I'm often asked, attracted me to Seychelles? Well, I simply fell in love with its natural beauty and the charm of its people and culture.

When, in 2002, the Seychelles government invited proposals for the development of the 'five-star jewel' of its East Coast Reclamation Project, I joined a team and framed a bid for the property. What you see today are the fruits of years of research, including geotechnical, marine, architectural and target markets. Every square metre of Eden Island has been carefully planned, including the shape, waterways, landscaping, roads, pathways, Apartments, Maisons, Villas, and especially the view-lines and the beaches. Each has its place, adhering to the overall design principles we defined with our professional team back in 2005. We have been honest and uncompromising in our determination to deliver our vision.

In the Seychelles context, the project plays an enormous role in supporting economic stability and growth. We work closely with the local community and we have forged excellent working relationships with all tiers of government, the business and financial sectors, the community at large and, of course, the all-important tourism sector.

We work closely with the IMF delegation supporting Seychelles in its transition to a free-market economy where significant positive progress has been made already. We've been on numerous state, trade and tourism roadshows to places like London, Paris, Dublin, Johannesburg and Berlin and will later this year be joining delegations to Brussels, London, New York

and Delhi, playing a supportive role wherever possible. In 2009 we contributed 17% of the total foreign direct investment into Seychelles and it is forecast we will contribute around 14% annually over the next few years. Eden Island accounted for 3,8% of the 2009 gross domestic product and we forecast our contribution at around 4% for 2010. Importantly, the project has already provided 512 new permanent jobs, with a further 350 new jobs forecast for this year. We are a significant contributor to the Seychelles economy, yet we respect our position there and guard it precious, being ever conscious of the broader environmental issues at stake. We strive to leave a sustainable legacy to be proud of.

We have sold around 300 of a total of 500 units and completed the construction of well over 200. The project is rapidly evolving into a village as we create secure precincts in which people can live and enjoy the facilities away from construction activities.

A few of our owners have resold their homes at capital appreciation levels anywhere between 10% and 20%. And this despite the chaos in the recreational, second-home investment markets worldwide. We have recently launched new sales initiatives into Italy, Czech Republic and India (the well-known cricketer Jonty Rhodes is assisting us break into this potentially lucrative market) and are confident that a further surge in sales will follow.

We are immensely proud of Eden Island. The Creole architecture, incredible landscaping, laid-back island lifestyle and security of person meet or exceed what we promised to deliver. I invite you to come and see for yourself and be part of it ... you won't be disappointed.

**Craig Heeger**

**Executive Project Director and CEO  
Eden Island Development Company**

The Seychelles islands are a byword for diversity: 115 magnificent islands, ancient fragments of the supercontinent of Gondwana, have remained a sanctuary for some of the rarest species of flora and fauna on the planet since the dawn of time, and today, a haven for discerning travellers grown weary of processed tourism products elsewhere. Here, the words 'authentic' and 'unique' reclaim their real meaning amid stunning natural beauty and an environment where almost 50% of a limited landmass has been set aside as nature reserves and parks. Well deserving of the epithet 'land of perpetual summer', Seychelles' islands boast a prosperous tourism industry whose portfolio is now with the President of the Republic himself following a recent cabinet reshuffle, and which is a major contributor to the economy.

Seychelles Tourism Board continues to target existing and new markets with a number of mini campaigns such as 'From the Big 5 to the Best 5' and 'The Seven Wonders of Seychelles', both

of which showcase the many natural attributes of the destination and highlight the islands as an ideal twin-hub holiday choice partnering destinations on the African continent. These initiatives will be accompanied by further restructuring of the tourism board in the coming months as well as the increased use of such resources as Seychelles Tourism ambassadors worldwide, whose local knowledge and extensive contacts in their respective countries of residence will be of immense use to the tourism industry.

Among the many new signature tourism developments appearing throughout the islands, Eden Island graces the East Coast shoreline with an enticing array of upmarket residences and amenities. Eden Island contributes significantly to the Seychelles economy by boosting tourism, creating employment, increasing foreign investment and contributing handsomely towards gross domestic product.

**Alain St Ange, Director Of Tourism  
Marketing, Seychelles**

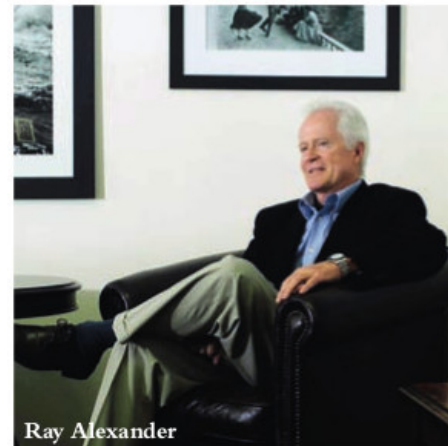




**T**he starting point for the design of Eden Island was both ethical and philosophical,' explains Dennis Moss of the Dennis Moss Partnership, the principal architects of Eden Island, he himself being the urban designer behind the development. 'Ethical' he continues, 'because it was imperative that the atmosphere of historic Seychelles be captured in the overall design of Eden Island and that this new place should resonate with what the people of Seychelles would intuitively recognise as home. A visitor to Mahé and Victoria, the

worked with the dynamics of the island and then carved and create spaces such as basins, beaches and canals in order to create the perfect balance of 'enclosure' and 'exposure'.

As the island rapidly takes shape, one can clearly understand how this artfully considered destination makes the very most of both its constructed spaces and its outlooks, ensuring inhabitants enjoy all the qualities of a magical island lifestyle. Certainly, Eden Island represents a departure from the cookie-cutter villa resort concept and offers a truly unique product: an exclusive private island lifestyle that appeals to



Ray Alexander



Dennis Moss

*"The objective was, like music and poetry, to create rhythm and rhyme that would be intuitively and positively experienced as one moves through the spaces of Eden Island on foot, by buggy, or by boat."* Dennis Moss, urban designer, Eden Island.

capital of Seychelles, will find that the unique red roofscapes, deep verandas, and the rainbow colours of the exterior details of the buildings are reflections of the historic jewels of Victoria and found across Mahé. These are mostly tucked in amongst tropical green foliage – some forgotten and some perhaps not sufficiently experienced.'

Working closely with CEO Craig Heeger, Dennis and the Eden Island professional teams

the sophisticated buyer looking for excellent investment value.

Ray Alexander, the architect responsible for the design of the Eden Island Villas agrees. He believes the 'freedom of the Seychelles atmosphere' and the ability to live comfortably for most of the year in 'little more than a Speedo' reflects the 'openness' of the architecture and its integrity to the original Seychelles aesthetic.

The use of timber for the frames, corrugated iron for the distinctive roofs, and louvered shutters for the windows all combine to create an unparalleled leisure destination and luxury marina lifestyle that's at one with its environment. Across Eden Island, forms and colours repeat themselves and tell the story of a man-made mid-Indian Ocean island paradise deeply rooted in the vernacular and spirit of Seychelles. 🌴



## APARTMENTS

Styled in the gracious Seychelles vernacular, the spacious Apartments offer exquisite panoramas. Purchasers have the choice of a variety of superior finishes. Apartments range from one- to three-bedroom units with areas ranging from 88m<sup>2</sup> to 172m<sup>2</sup> in size including extended covered verandas that bring the outside in. Bathrooms are all en suite and feature a shower and bidet with bath as an optional extra. Each unit comes with its own private mooring, barbecue and a buggy with which to zip around the island. Ground-floor apartments come with their own private garden and the second-floor loft option apartments offer large verandas and exquisite views.

### Apartment Prices:

- 1 Bedroom: From \$375 000
- 2 Bedroom: From \$505 000
- 3 Bedroom: From \$695 000



## MAISONS

The Maisons take the form of private, spacious duplexes that afford a range of layouts and design. Sizes vary from three to four bedrooms. All Maisons feature en-suite bathrooms replete with showers, baths and bidets. They are situated on ample water-fronting plots that range from 260m<sup>2</sup> to 1 000m<sup>2</sup> in size. Spacious verandas ensure that the idyllic outdoors will always be a part of your home. No more than three Maisons are connected to each other, and each one is perfectly orientated to ensure privacy from its neighbours. Unique landscaping between each Maison optimises privacy and views. The Maisons are fully air conditioned and feature a private mooring, barbecue, kitchen yard, and private kitchen fitted with washing machine, dryer, oven and hob, dishwasher and fridge. Each Maison comes with its own buggy and private swimming pools are available as an optional extra.

### Maison Prices:

- 3 Bedroom: From \$895 000
- 4 Bedroom: From \$945 000



## VILLAS

The Eden Island Villas are the epitome of understated sophistication. Created with the principles of luxury, privacy and spaciousness foremost in mind, these sought-after sanctuaries draw their inspiration from the original Seychelles manor houses with their deep verandas, polished timber floors, high ceilings and airy feel. Large windows and generous doors let in the beauty of the exotic tropical landscaping and stunning views. The ultimate architectural expression of privacy and style, the Villas range between two and six bedrooms and are offered in an astonishing variety of design types – 18 in total. The plots range from 600m<sup>2</sup> to as much as 3 000m<sup>2</sup>, while the Villas themselves are between 260m<sup>2</sup> and 1 000m<sup>2</sup> in size. As one would expect, Villa finishes and fittings are of the highest quality. Each Villa comes standard with its own private swimming pool.

### Villa Prices:

- Choice of 18 design types
- Choice of 2–6-bedroom units
- Prices from: \$1,8-million



# CHOOSE *it*

## Easy living!

The website [edenislandliving.com](http://edenislandliving.com) has been especially designed for homeowners to allow them to view the packages and furniture options available. To log on to their specific unit, buyers need their own unique reference number and password.



Furnishing a home in a foreign country can often be a process fraught with problems. Apart from the sheer difficulty of shipping furniture, there are many other factors to consider, such as the humidity, the dimensions of your rooms, your colour scheme, and your choice of finishes and fittings. As a result, Eden Island has involved leading interior decorators in the designing of luxury ranges of furniture, décor and appliances. Three different furniture styles and four different colour schemes combine to offer a complete solution to homebuyers' furnishing needs. Everything has been considered – without taking away the pleasure of your personal choice.

## Apartments and Maisons

## Villas



**INTERIOR & DESIGN FINISHES** for Apartments and Maisons are available in the following:

Sand



Shell

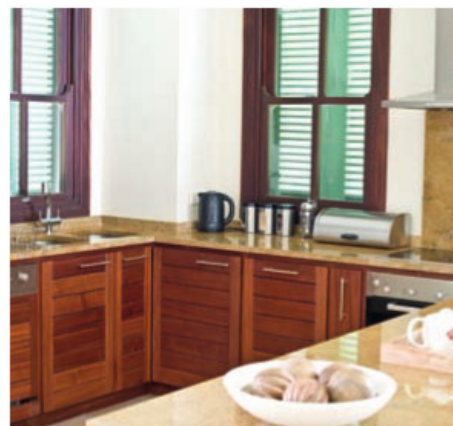


Rock



**FURNITURE STYLES** range from the Plantation Style (inspired by the colonial heritage of Seychelles) to the Island Light Style (retaining the traditional Seychelles character, but with a distinctly modern edge) and the Seychelles Now Style (making use of lighter colours harmonised by white-wash and blonde timbers).

**COLOUR SCHEMES** allow you to personalise every room of your home and imbue it with colour in the form of cushions, artworks and décor items. Within each furniture style there are four colourways, all drawn from the natural beauty of the surrounds and aptly named Aqua, Forest, Driftwood and Sunset.



**INTERIOR & DESIGN FINISHES** for Villas are available in the following:

Pearl



Coral



Granite



The finishes echo natural attributes, such as shimmering ocean hues, soft pink and coral reflections, and deep tones of grey and darkly cast shadows.

The Villa range of furniture and décor has been designed and sourced internationally to offer the ultimate in comfort and luxury. Many of the items are specially made to order. The Audio Visual package available to Villa purchasers provides the best in technology and style from Bang & Olufsen and other cutting-edge brand leaders.

**FURNITURE STYLES** for Villas have each been carefully designed as a collection of furniture pieces, art and décor. The furniture, as in the Apartments and Maisons, is generous in design and allows fabrics and upholstery to breathe naturally. In keeping with the tropical island lifestyle, it is designed to be both comfortable and easy to maintain. The three styles are Seychelles Jewel Style (this is the newest style, specially designed for – and exclusive to – the Villas), Plantation Style and Island Light Style.

Seychelles Jewel Style is an elegantly applied, contemporary collection of furniture fusing tropical, Western and Asian detailing. This range offers the most versatility, in that homeowners have a choice of two timber finishes – Seychelles Jewel Classic (rich timbers) and Seychelles Jewel Provenance (matt cream paint effect).



# OWN *it*

Construction of the **Retail Centre** has begun!

## Control and ownership structures

All properties on Eden Island are sold on individual freehold title. Ownership of the Apartments is governed by the *Condominium Property Act of Seychelles*, whilst the Villas and Maisons are owned on ordinary freehold title. All owners automatically become members of the Eden Island Village Management Association (VMA). A monthly levy is payable to the VMA for security, maintenance and other expenses related to estate living. Foreign Purchasers require Seychelles government sanction. Eden Island assists prospective owners in complying with this relatively simple process. Units bought from the developers of Eden Island attract no transfer, stamp duty or sanction fees. The only fees payable are the notary/conveyancing fees. Resales, which are subject to a preemptive right in favour of the developer to buy the unit back at market value, attract a 6.5% stamp duty and sanction fee, payable by the second and any future purchasers of the property. A 1% capital maintenance levy is payable by the seller to the VMA on resales.

### More info!

For more information on the terms of the *Condominium Property Act of Seychelles*, go to the Commonwealth Legal Information Institute website, click on the 'Database' tab at the top of the page, click on 'Seychelles' and look for the 'Condominium Property Act, Chapter 14: [commonlii.org](http://commonlii.org)



## Expected rental returns

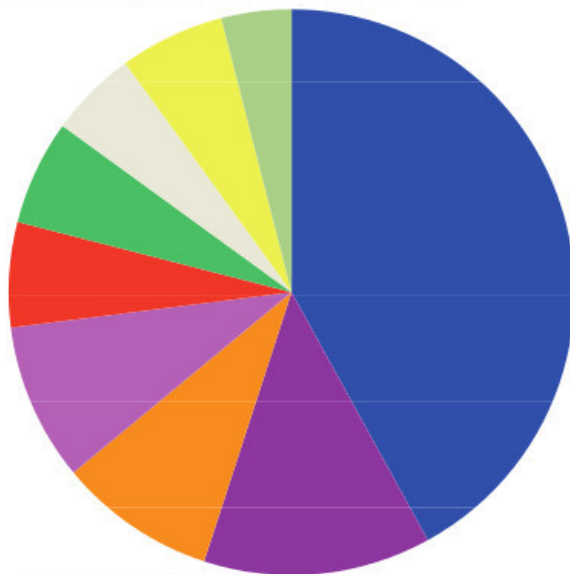
It's not just the lifestyle benefits, but also the investment rewards that are attracting homebuyers to Eden Island. As the island rapidly takes shape, so investors are seeing similar capital growth and an impressive, almost immediate, monthly return on investment. Apartments and Maisons are available to rent on a daily (short-term) or monthly (long-term) basis. One-, two- and three-bedroom Apartments have short-term expected rental returns of \$350, \$500 and \$600 per day respectively. Long-term expected rental returns on Apartments are \$1 500–\$2 000, \$2 000–\$2 500 and \$2 500–\$3 000 per month respectively. For Maisons, short-term expected rental returns are \$650 per day for a three-bedroom house and \$750 per day for a four-bedroom one. Long-term expected rental returns are \$3 000–\$3 500 and \$3 500–\$4 000 per month respectively. All rentals in Seychelles are subject to a 15% tourism levy payable to the Seychelles Tax Authorities. Structures are in place to assist owners with the payment of these taxes.

### Web!

Download Tax and Overview documents at [edenisland.sc](http://edenisland.sc)

## Who's buying?

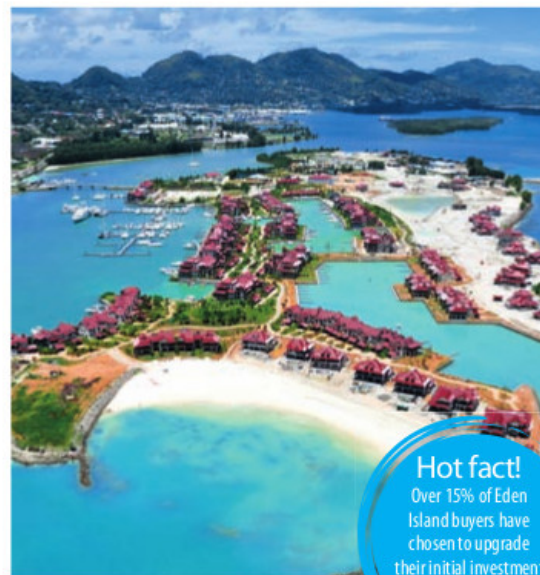
A mere four hours' flight from Johannesburg, the Seychelles has become a popular getaway for South Africans, so it's no wonder they make up a significant 42% of sales at Eden Island. Following the South Africans are the French, who make up 13% of sales, with UK investors and Seychellois nationals both coming in at 9%. UAE and Russian investors jointly make up 6% of sales, followed closely by the Italians at 5%. Eden Island has certainly become a wonderful kaleidoscope of cultures from around the world.



Status Report JUNE 2010

## Attaining residency

Every owner of a unit on Eden Island is entitled to residency of Seychelles. Once you have taken transfer you automatically qualify to apply to the Seychelles government for a Residency Permit. Applications must be made within a period of 90 days from the date of occupation and transfer. Natural Persons who are owners and up to a total of six co-owners and their spouses and issues may apply. In the case of ownership in a legal entity, up to six natural persons who have a beneficial interest in the entity, and their spouses and issues, may apply. Applications for residency are subject to certain terms and conditions and an application fee is payable. Full assistance is provided to owners in making application, should they wish to.



### Hot fact!

Over 15% of Eden Island buyers have chosen to upgrade their initial investment to a larger/second unit.

## Reserve your place in paradise

Prior to sales documentation being finalised, a simple unit reservation process takes place. This is explained in more detail on Eden Island's website. The process enables purchasers to reserve units of their choice ahead of signing an agreement of sale. A reservation fee of \$5 000 is payable to reserve an apartment, \$10 000 to reserve a Maison and \$20 000 to reserve a Villa on Eden Island. Shortly thereafter a sales agreement is signed and a 10% initial deposit is payable on signature of the agreement of sale. All payments are made into escrow pending transfer and fulfilment of the terms of sale.

## Rapid progress

Possibly nothing has boosted sales at the 533-unit, 56ha Eden Island development quite as much as the aerial and panoramic photographs of the island released regularly to prospective buyers and to the media. The major part of the island reclamation work occurred prior to the end of 2004 and building work was initiated in early 2006. The latest aerial photographs show that significant progress has been made. Eden Island CEO Craig Heeger says that to date, \$40-million worth of reclamation, infrastructure and further work has been completed and a further \$70-million worth of building work on units has already been certified.





Eden Island has played host to many important events in Seychelles and plays a very active role in upliftment and social responsibility programmes. **Eden Island Bastille Day Celebrations** 1 Vice President of the Republic of Seychelles, Mr. Joseph Belmont, CEO of Eden Island, Craig Heeger, Mrs. Belmont and Linda Heeger. 2. Guests mingling at the Bastille Day Celebrations



Eden Island initiated a mini- World Cup tournament for local school children to celebrate the 2010 World Cup Soccer Tournament being hosted by South Africa and to encourage support for the African teams involved. Eden Island bought the national kits for the 6 teams taking part representing the 6 African countries taking part in the World Cup. 3 The winning team – Cameroon – with the Head of Sales and Marketing at Eden Island, Peter Smith – kneeling, left. 4 CEO of Eden Island, Craig Heeger and the Minister for Community Development, Youth, Sports & Culture in Seychelles, Mr. Vincent Meriton – holding a replica of the FIFA World Cup Trophy at a function on Eden Island to launch the initiative.



This year's Seychelles Regatta held in May was very successful thanks largely to exceptional organisation, weather and wind conditions" says Peter Smith Head of sales marketing for Eden Island Main organiser Regis Elhaouel of Pro Marine pointed out that it was "a suspense-filled regatta as the winners were not decided until the final 100 metres of the last race. 5 The 'all ladies team' skippered by Servane Escoffier at the opening function. 6 The Regatta's winning team Hyundai, skippered by Frenchman Yann Elies, 7 Education Minister Bernard Shamlaye speaking at the closing function.



Eden Island and STB hosted a cocktail evening at the Savills Head Office in London for Tour Operators, the UK Press and current Eden Island homeowners. 8 Head of WTO and his wife Mr and Mrs Taleb Rifa, Vice President of Seychelles Mr. Joseph Belmont, Peter Smith. The International Rotary Organisation's Annual Conference held on Eden Island. 9 Guests viewing the Eden Island Model. 10 Guests seated on a barge, on the Eden Island Marina, enjoying entertainment provided by a traditional Creole band.



Much fun was had by all on the day of the annual Eden Island Optimist Cup 11 Optimist mini-sailing boats which are used to teach children how to sail and were donated by Eden Island to the Seychelles Sailing Scheme. 12 Competitors in the Optimist Cup, pictured with Rodrica Monthy of the Eden Island Marketing team.





# ROUNABOUT

## *Eden Island*



PHOTOGRAPHS COURTESY EDEN ISLAND AND RAYMOND SAHUQUET

Though no motor vehicles are permitted on Eden Island and the only roundabouts you're likely to encounter are the ones for your buggy and the more than 116 islands that make up the Seychelles, you will be forgiven for taking the round about route as you explore this Indian Ocean paradise right on your doorstep.

## OWN A FREEHOLD TITLE HOME IN SEYCHELLES FROM US\$375 000

Imagine being able to experience this island marina lifestyle any time of the year. Eden Island is a residential marina development featuring a range of beautifully designed apartments and maisons as well as villas. Take this great opportunity to invest now. With owners and their families entitled to apply for residency of Seychelles and ownership secured on freehold title, this is a lifestyle that could be yours forever.



EXCLUSIVELY MARKETING BY  
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SOUTH AFRICA: Richard Epstein +27 (0) 82 882 8996

For further information, or for details of our other sales offices worldwide, visit [www.edenisland.sc](http://www.edenisland.sc)

