

Brief description:

Dream Villa on the island of Desroches - Seychelles

The island of Desroches is 6 x 1,5 km large, belongs to the Amirantes, is located 240 km south of Mahe, and can be reached by air from Mahe in 35-40 min every day. Half of the island is a natural preserve. The Government of Seychelles has a natural station on the island and it is guaranteed that there is no further development in this area. Well, you can explore the island on a bike.

On the island, there is already a small hotel with approx. 40 beds and since 2009, 23 private villas.

The owners of the villas can use the restaurant, the spa area, a tennis court, the water sports center and diving center at reduced prices.

The villa is 450 sqm large, with 4 bedrooms, each with a bathroom, very luxuriously equipped, and in addition each with an outdoor-shower. The villa has a large living room including a big dining table for 8 persons and a spacious living area with modern entertainment system and plasma screen TV. Internet access is available.

The villa has a large kitchen, with 2 refrigerators, a gas and a stove, oven, dishwasher, ice machine, washing machine, dryer. The kitchen is fully equipped with crockery and all necessary tools.

There is also a gas barbecue for use on the terrace and garden.

The villa comes with a terrace surrounding the whole villa with access from all bedrooms.

The living room leads to the big terrace where the swimming pool is located. On the side of the pool stairs lead to the terrace.

The garden is planted with grass and palm trees, and is about 2600 sqm large, and has direct beach access. There are Palm trees and shrubs which provide pleasant shade, but still allow a wonderful view on the sea. Garden furniture for 8 persons is available, as well as beach chairs. In addition 2 kayaks and 4 bikes belong to the villa.

Overall, it's a new, only 11/2009-completed, luxurious 5 * standard equipped Villa. Of course, all rooms with air conditioning.

The villa lots are separated by plant hedgerows to achieve maximum privacy.

40 m white sandy beach are located directly in front of the Villa. Since the hotel is located at the end of the island no guests come to the bays of the villas.

There is an Association of all villa owners, the so-called DVOA (Desroches villa owner association), which belong to all villa owners. This joint representation is in negotiations with the hotel, or the Government, which is responsible for preparation of drinking water or for waste disposal, a very positive institution, because not everyone individually has to worry about these things. 5 Members are nominated to join all the necessary meetings and

to inform afterwards the rest of the owners. Each owner itself decides whether he supports the decision or not.

There is also the rental-pool available: every villa owners, who wants to rent his villa in the time where he is not using the villa by its own, could use the rental-pool. It is managed by the hotel.

The service and the maintenance of the Villa can be provided by the hotel, or you can do everything yourself or by own stuff. A service agreement is possible with the hotel.

The outer islands are the new pearls in the Indian Ocean. You buy the Villa on the basis of a sub-lease for 70 years, which is registered in the land register and may be renewed thereafter.

Price of the Villa including sub-lease for 70 years: 1.200.000,--Euro

(Additional cost: 5% + 1.5% stamp duty and Fees, 2% DVOA, notarial costs)

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Kind regards



Volker Michl
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