

INVEST  
IN  
*Paradise*



**DESROCHES ISLAND VILLA  
SEYCHELLES**

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Embrace Luxury on an Extraordinary Level

FINE HOMES & LUXURY PROPERTIES  
**FIND YOUR PLACE IN THE SUN**



Luxurious turnkey villa located on the exclusive Desroches Island, Seychelles.

Truly a design marvel and architectural triumph. Sumptuously furnished and finished to the highest standards, offering 5 master en-suite bedrooms, 3 swimming pools, 2 detached guest bungalows and an incredible 55 metres of private beach frontage.

Exclusive access to all of Four Seasons Desroches' world class dining outlets, spa facilities, private butler service and the full array of luxurious resort amenities.





The perfect investment opportunity, with unparalleled returns from the Four Seasons Resort rental pool, and the ultimate exclusive tropical island retreat.

For purchase on an extended lease hold basis.  
Find your Place in the Sun.





## **ABOUT DESROCHES ISLAND**

**Exclusivity, Security, Serenity..**

Part of the Amirantes group of islands in the Seychelles, located in the western Indian Ocean. Desroches lies 250km West and only a short 40 minute flight from Mahe. Known for its pristine white sandy beaches, crystal clear waters, and lush tropical vegetation. The island is a popular destination for travelers seeking a secluded, luxury island getaway.





The exclusive Seychelles island is surrounded by coral reefs, which provide a habitat for a variety of marine life. It is a popular spot for snorkeling and scuba diving, with many species of fish, dolphins and turtles. The island is also home to a number of bird species, including seabirds and the rare Seychelles warbler.

Despite its small size, Desroches Island offers a range of activities for visitors to enjoy. In addition to swimming, snorkelling, and diving, the island also offers deep sea fishing, kayaking, stand up paddling and surfing. There are several nature trails on the island, providing opportunities for bird watching and exploring the island's unique flora and fauna.





Desroches Island is a secluded paradise, offering visitors the chance to truly escape the stress of everyday life and relax in luxury. Beautiful, endless beaches, extending nearly 14km around the island, crystal clear waters, and abundant wildlife. Desroches is the perfect destination for those seeking a secluded tropical getaway.





## PROPERTY FEATURES AND AMENITIES

5 Sumptuous en-suite bedrooms

Guest cloak room

3 Swimming pools





Direct beach access

56m private beach frontage

Land area 5,104m<sup>2</sup>

Area under roof 941m<sup>2</sup>

Completely secure private island

Unobstructed views







Air conditioning and ceiling fans throughout

Fully furnished and equipped

Private and fully established garden

Complete privacy













Airstrip allowing small and mid-size private jets

14 kilometers of unblemished beaches

Village vegetable and fruit farm

Village grocery shop

Magnificent and protected tropical forest covering  
one-third of the island

### **SUPPLEMENTARY AMENITIES**

Four Seasons Resort facilities including three exceptional  
restaurants - two casual & one fine dining

Gymnasium

Housekeeping and Butler service

Spa & wellness facilities

Non-motorised Watersports

**ASKING PRICE USD\$6 million**