

The background of the entire image is a dense, repeating pattern of stylized tropical leaves in various shades of teal and dark blue. The leaves are elongated and pointed, with prominent veins, creating a lush, jungle-like texture.

THE RESIDENCES
AT MELIÀ SEYCHELLES

ELEVATED *Waterfront Living*

The first branded
residential apartment
project in the Seychelles

*Luxury
Island living*
**WITHIN AN
EXCEPTIONAL
SETTING**



The Residences at Melià Seychelles sits conveniently overlooking the Eden Island Superyacht Marina on the beautiful island of Mahé. Nestled amidst lush tropical vegetation and boasting panoramic views, this breathtaking five star seafront resort boasts a 120 key hotel and 68 branded residences for sale, both managed by the legendary Melià Hotels & Resorts.





SEYCHELLES

*Situated in the heart of
the Indian Ocean and
within easy reach of major
international hubs in the
region and beyond.*

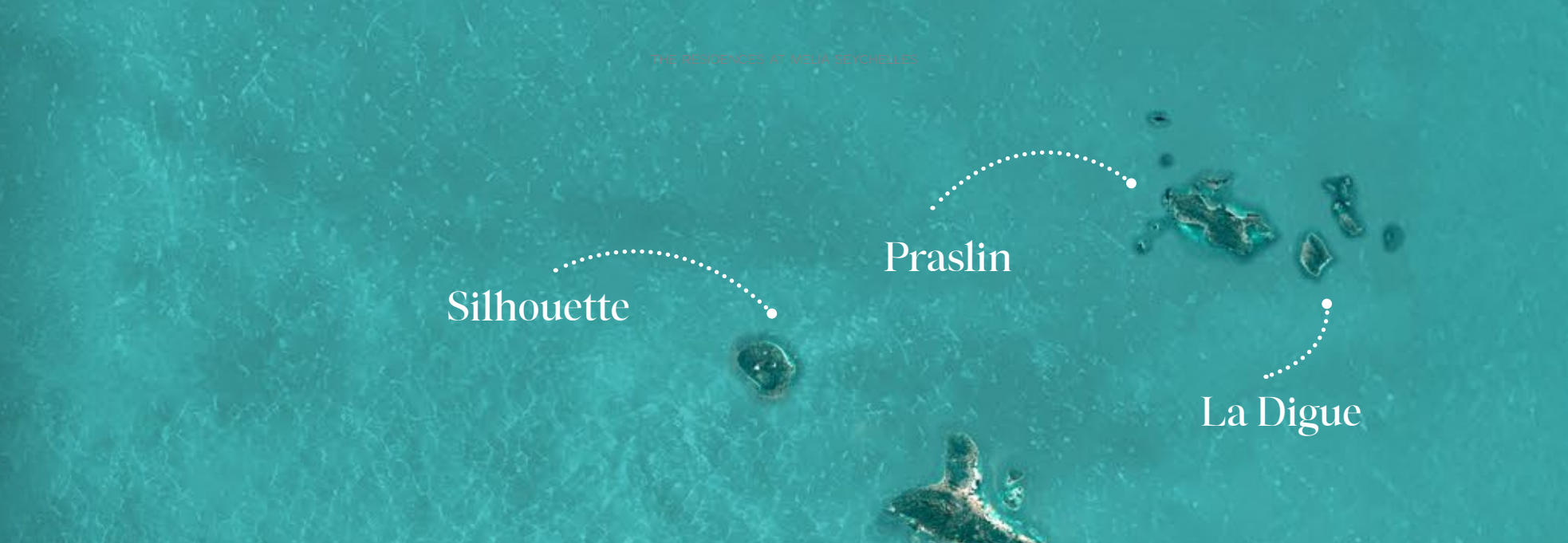
A safe and peaceful place known
for its unique biodiversity.

*These times consider connecting flight times via international hubs.



Poivre

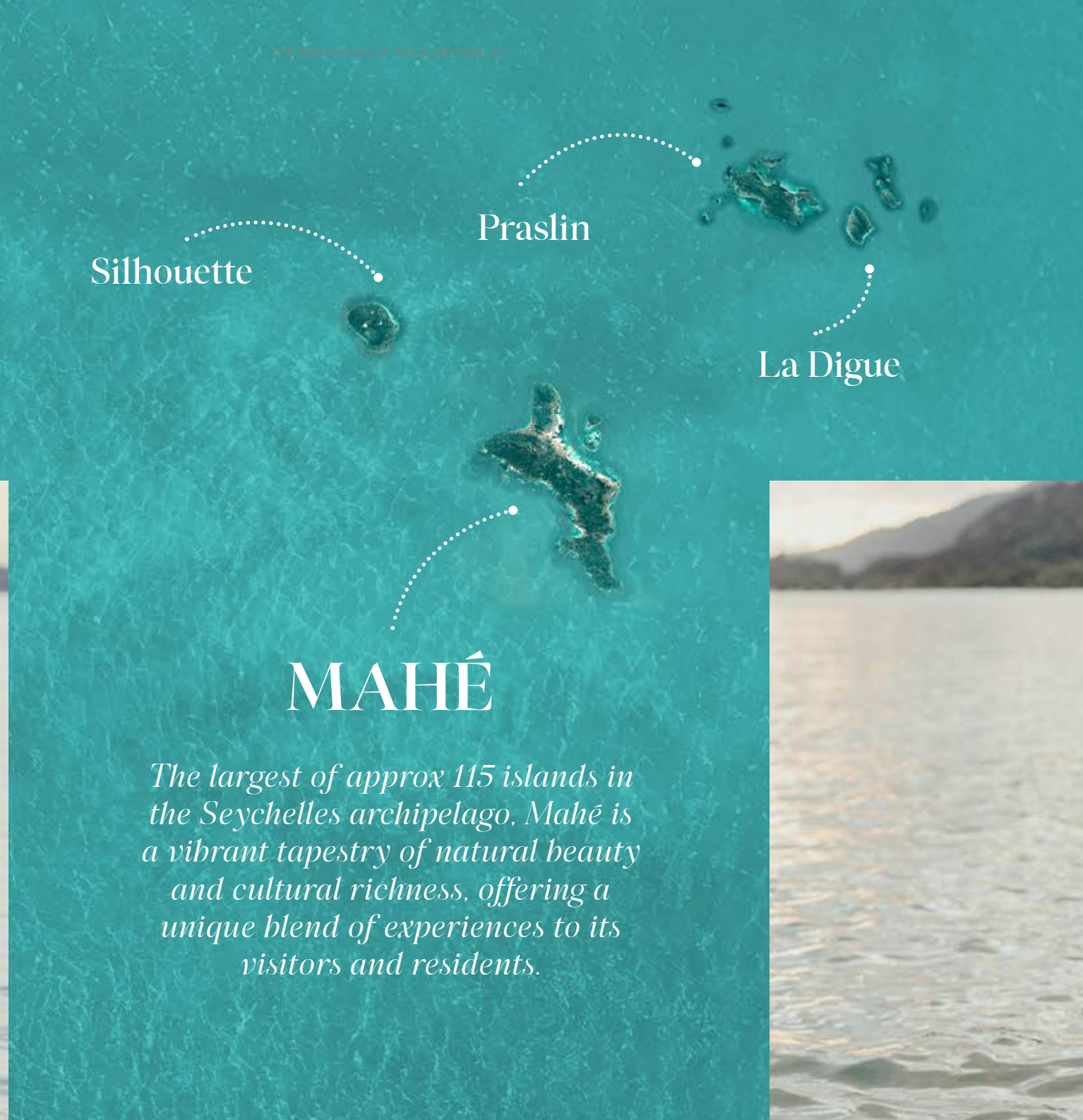
Desroches



Silhouette

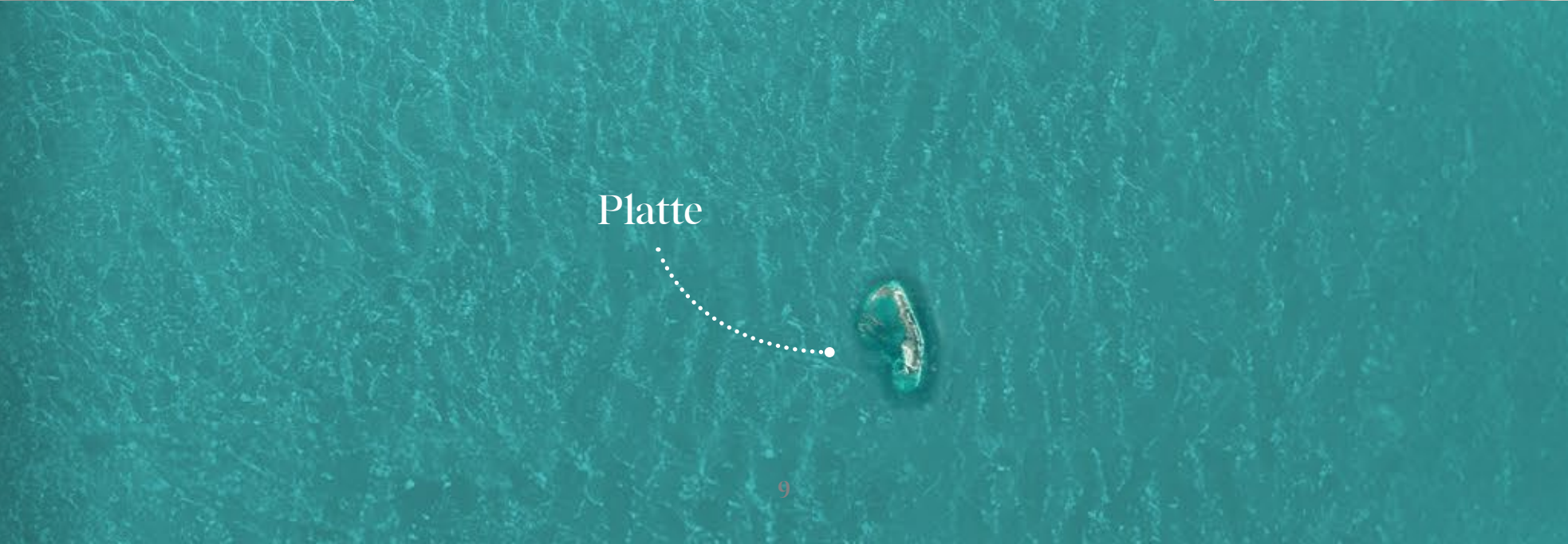
Praslin

La Digue

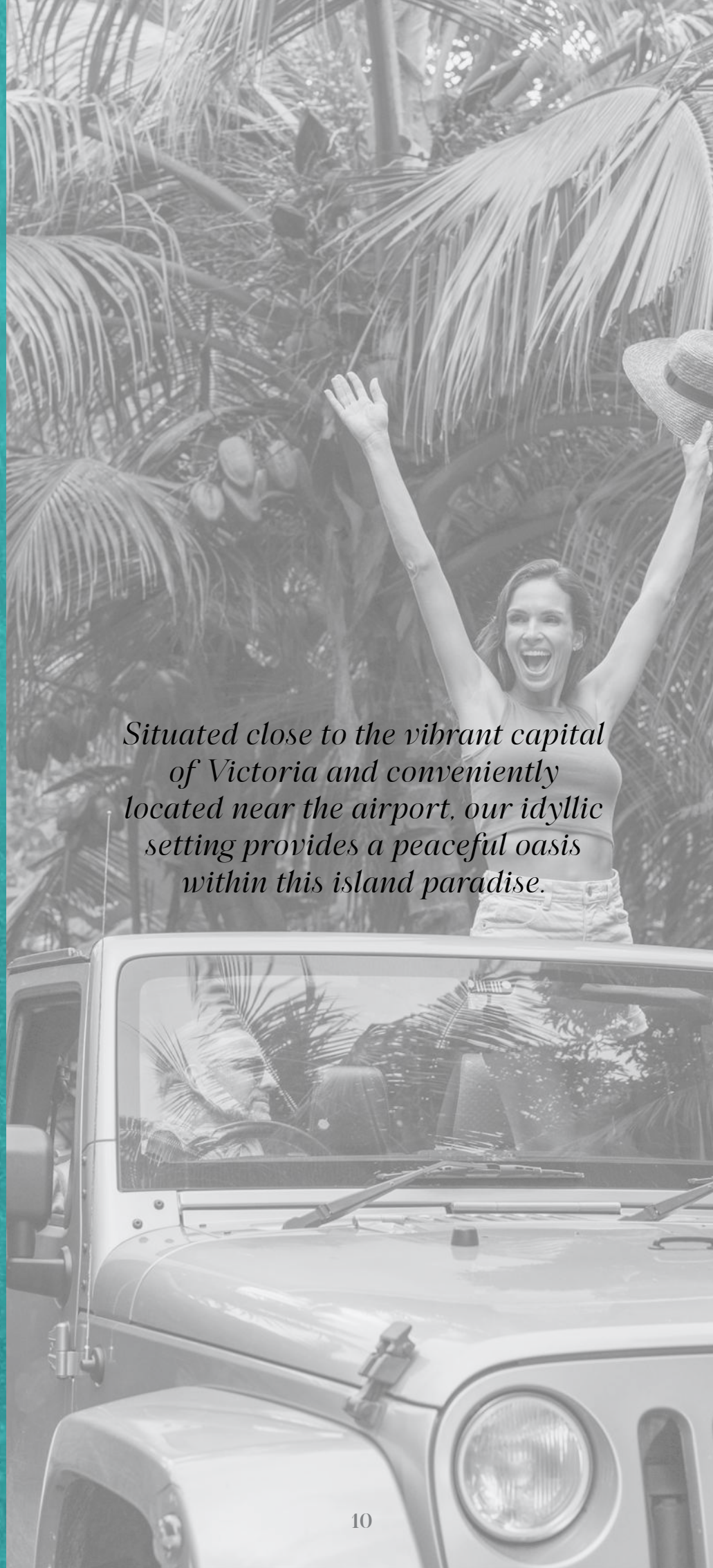


MAHÉ

The largest of approx 115 islands in the Seychelles archipelago, Mahé is a vibrant tapestry of natural beauty and cultural richness, offering a unique blend of experiences to its visitors and residents.



Platte



*Situated close to the vibrant capital
of Victoria and conveniently
located near the airport, our idyllic
setting provides a peaceful oasis
within this island paradise.*



THE RESIDENCES AT MELIÀ SEYCHELLES





A rare INVESTMENT OPPORTUNITY

— ~ —

Owning a property within this estate provides access to a coveted lifestyle, an attractive return on investment and an abundance of benefits in the Seychelles and beyond.

The MASTERPLAN

A breathtaking seafront estate
with exceptional facilities

1. The Residences at Meliá Seychelles
2. Meliá Seychelles Hotel
3. The Balcony Rooftop Bar & Restaurant
4. Pavilion Restaurant
5. Staff Accommodation
6. Commercial & Conference Centre
7. Potential Medical Centre
8. Main Entrance
9. Service Buildings

- A. Boulevard
- B. Parking Court
- C. Swimming Pool
- D. Apartment Entrance
- E. Courtyard
- F. Apartment Garden
- G. Hotel Drop Off
- H. Public Plaza
- I. Jetty
- J. Service Yard
- K. Children's Play Area







Extraordinary
VIRTUES

BRANDED

Managed and operated by Meliá Hotels and Resorts, this five star luxury resort also offers the first branded residential apartment project in Seychelles.

LOCATION

Just 10 minutes drive from Mahé International Airport and the island's capital

GLOBAL BENEFITS

Owners receive immediate access to the Meliá Rewards programme, offering preferential access and discounts at properties worldwide

FACILITIES

World class facilities and amenities on your doorstep

EXPERIENCE

In close proximity to many of the Seychelles' most exhilarating and authentic experiences

ROI

Guaranteed rental pool returns available for early buyers

SITUATION

A waterfront estate giving direct access to a beautiful waterway housing the Eden Island Superyacht Marina

VIP TREATMENT

Complimentary breakfast, daily housekeeping & wi-fi offered to all owners in the rental pool

PROPERTY MANAGEMENT

An experienced team to manage and maintain your property whether you are in residence or abroad

VIEWS

Breathtaking views of the ocean, the mountains and nearby islands



MAGNIFICENT VIEWS MERGED *with iconic design*



Whilst immersed in nature, our beautifully designed apartments are perfectly positioned to offer spectacular views of the marina and waterways, nearby islands and the ocean beyond, surrounding residents in a mesmerizing blend of oceanic grandeur and picturesque Seychellois charm.



GLOBAL *design talent*



We've collaborated with global design talent to deliver spaces inside and out that complement the surrounding nature, the waterfront position and island's climate.

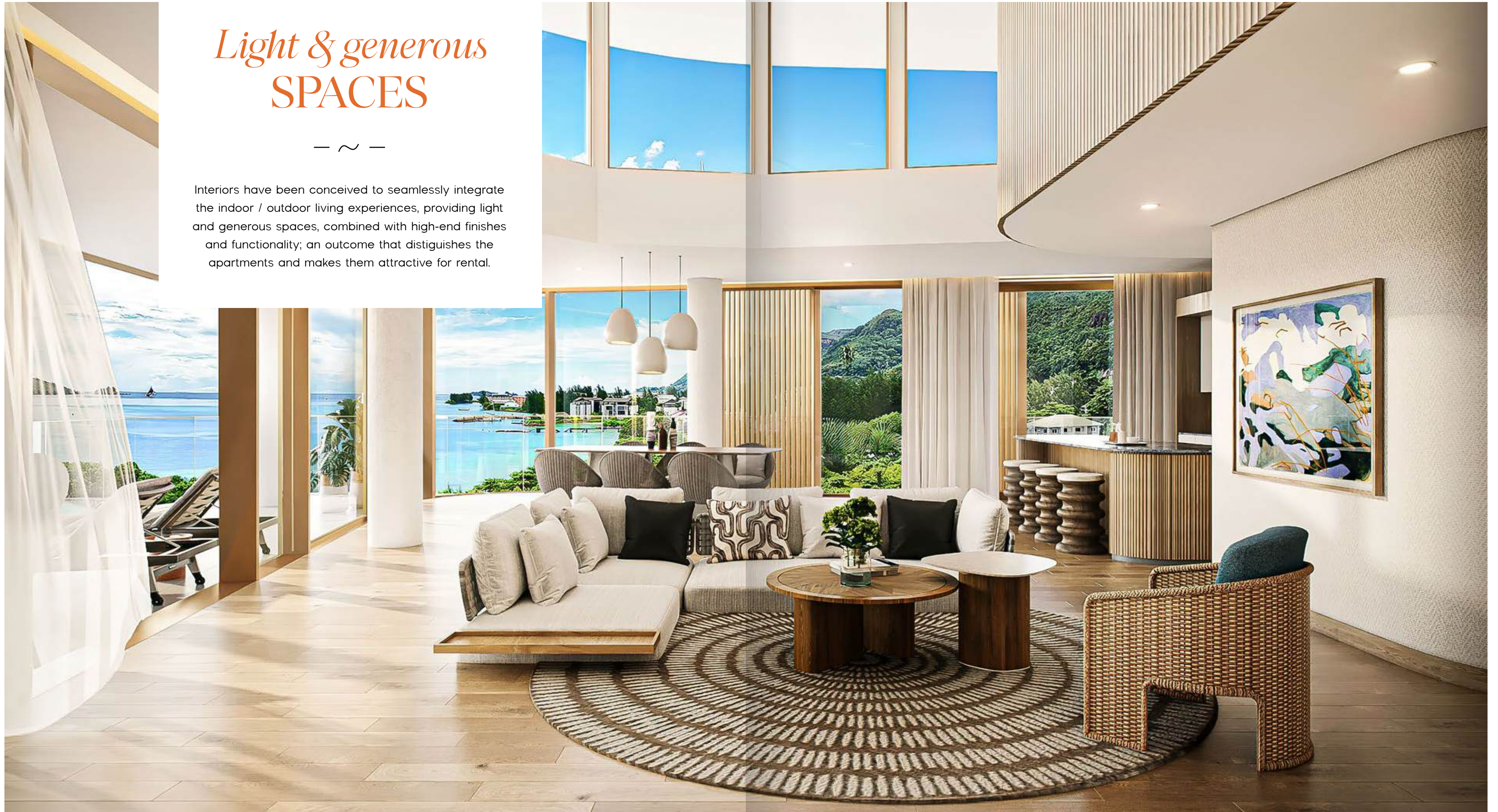
Strongly influenced by Creole vernacular, the architects dhk have created a contemporary Seychelles style for the buildings, complemented by expansive covered roofs, verandas and walkways, creating an elegant aesthetic, whilst extending the site towards the sea to provide an elevated position over the waterfront, immersing owners and residents in the estate's unique location.



Light & generous SPACES



Interiors have been conceived to seamlessly integrate the indoor / outdoor living experiences, providing light and generous spaces, combined with high-end finishes and functionality; an outcome that distinguishes the apartments and makes them attractive for rental.



A woman with long dark hair is sitting on a light-colored sofa, wearing a white bathrobe with the 'MELIÀ HOTELS & RESORTS' logo on the left chest. She is holding a small white cup to her lips with her right hand and a matching saucer in her left hand. The background is a blurred view of a room with a window. The entire image is framed by a teal border with a wavy, water-like texture.

A true partnership in HOSPITALITY & SERVICE

— ~ —

This Melià Five Star Resort seamlessly integrates the hotel with the Residences, creating a cohesive experience for owners and efficiency when it comes to property management and optimising return on investment.





VIP Treatment & RESORT ACCESS

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Ownership offers seamless access to the resort's outstanding facilities and VIP treatment. Spend lazy days by the infinity pool, stroll around the conveniences in the piazza and enjoy our gym and the Meliá spa experience. Our business centre with meeting rooms ensures that owners stay connected to their commitments when necessary.





A reliable INVESTMENT



A rental pool for the branded residences will be operated by Meliá Hotels Seychelles, ensuring that owners can enjoy passive rental income without the administrative burden of obtaining a tourism licence, managing guests and maintaining the property. Given our unique location and the track record of Meliá Hotels owners can expect a minimum annual net yield of 5%, net of all operating costs and expenses.

MELIÀ REWARDS

BELONGING MEANS MORE

UNLOCK A WORLD *of exclusive benefits & discounts*

As an owner, you'll enjoy preferential rates and exclusive savings at all Meliá properties, receiving 20% discount on Meliá Rewards rates and 15% off F&B as well as its spas worldwide, including the Meliá Seychelles.



EUROPE

Albania
Germany
Austria
Bulgaria
Croatia
Spain
France
Greece
Italy
Luxembourg
Malta
Netherlands
Portugal
United Kingdom
Czech Republic

ASIA & OCEANIA

China
Indonesia
Laos
Malaysia
Myanmar
Thailand
Vietnam

NORTH & SOUTH AMERICA

Argentina
Brazil
Colombia
Cuba
United States
Jamaica
Mexico
Panama
Peru
Dominican Republic
Venezuela

AFRICA & MIDDLE EAST

Cape Verde
United Arab Emirates
Morocco
Mozambique
Tanzania
Seychelles

WHERE
YOUR REWARDS
can take you



Meliá Vinpearl Hai Phong Rivera



Gran Meliá Palacio Delsora



Meliá Hotel
Molindrio Plava Laguna



A Record Year
FOR MELIÁ

— ~ —

2024 marked a turning point for Meliá Hotels International—achieving strong financials, sustained growth, and global recognition.

2024 Highlights



Global Expansion



In 2024, Meliá signed 34 new hotels and opened 19—expanding across key markets from Europe to Southeast Asia.

Looking Ahead



Brand Strength

- Half of all centralized sales now come from melia.com and other owned channels.
- Meliá retained its position as Europe's most sustainable hotel group.
- Top Employer certification now covers 10 countries and 90% of its workforce.

A global brand in motion—now extending its legacy to the Indian Ocean.

Project PARTNERS

WORLD CLASS TEAMS WITH SEASONED
EXPERIENCE IN REAL ESTATE AND HOSPITALITY.



SEAFRONT DEVELOPMENT

Seafront Development Ltd is a partnership between Land Marine Ltd and ASB Ltd. Land Marine Ltd, a wholly Seychelles-owned company with deep roots in the Seychelles community, has been the driving force behind the Seafront Estate project and The Residences at Meliá Seychelles.

ASB Ltd is a subsidiary of Albwardy Investment LLC and boasts an impressive portfolio of exceptional properties across four continents. Strategic collaborations with renowned international hotel chains and operators have led to the success of Albwardy Investment, which has an outstanding collection of luxury hotels within its portfolio, including Park Hyatt Zanzibar, the Hyatt Regency Addis Ababa, The Four Seasons Resort Seychelles, the Meliá Serengeti and Meliá Desert Palm amongst others.

MELIÁ

Founded in 1956 in Mallorca, Spain, Meliá Hotels International has a portfolio of more than 400 hotels, across more than 40 countries and 10 brands. In 1996, it was the first hotel company in the world to go public. Today, it is still a family-run business, headed by Gabriel Escarrar Jaume, son of the original founder.

Meliá remains a unique brand in the industry, retaining efficient control and close management practises, in pursuit guest satisfaction and continued expansion. Their commitment to responsible tourism has led the Group to become the most sustainable hotel company in the world, according to the last S&P Global Corporate Sustainability Assessment, and according to Top Employer, one of the most attractive hotel companies to work for.

DHK

dhk Architects is a full-service design-led studio of architects, urban designers and interior designers. The practice was established in 1998 and has a reputation as one of the largest and leading architectural firms in Africa. The practice portfolio spans multiple sectors, showcasing elegant buildings, interiors and urban environments in South Africa, through Africa and internationally.

dhk's award-winning projects are benchmarks for design excellence, shaped by a holistic, integrated approach that places people at the centre of every design and responds to the environmental and geographical context of each location. The dhk design team draws inspiration from local and international influences, incorporating advanced technical sophistication and sound implementation practices into each design to create beautiful environments.

SOURCE

Source Interior Brand Architecture brings extensive experience in hospitality & leisure, workplace, civic, and retail design. Their passion lies in creating innovative designs and delivering exceptional value.

With 30 years of international design experience, their key members have contributed to numerous award-winning architectural and interior design projects. By combining seasoned industry experience with fresh perspectives, they have maintained a position at the forefront of creative design among the industry, ensuring commercial viability and sustainability in all their projects.



The Residences at Meliá Seychelles Mahé, Seychelles

W | theresidencesatmeliaseychelles.com
E | enquire@theresidencesatmeliaseychelles.com

Fabrice Orengo de Lamazière

T | +27 82 492 9756 / +33 7 57 504 768
E | fabrice.odl@pamgolding.com

Maryna Morin-Adeline

T | +248 260 59 00
E | maryna@theresidencesatmeliaseychelles.com



Pam Golding International is a renowned real estate company with a 48-year history. With over 300 offices across sub-Saharan Africa and strategically located international offices and strong sales alliances in key markets, they offer an extensive network for clients to access prime-located properties worldwide.

The company and its sales representatives have significant experience and knowledge of the Seychelles market, where they have been advising and selling the country's leading real estate projects.

Many of the components, amenities and place names of The Residences at Meliá Seychelles are still in the conceptual planning stages and are subject to change without notice. The artist renderings, representations and interior decorations, finishes, appliances, and furnishings are provided for illustrative purposes only. This material is intended to encourage the sale of the residential units; however, it does not constitute an offer to sell or solicitation of offers to purchase in any state where prior registration is required.



theresidencesatmeliaseychelles.com