THE RESIDENCES

AT MELIÃ SEYCHELLES

- A NEW WAY OF LIVING -

BUYER'S GUIDE

A brief history of

SEYCHELLES

The Seychelles islands were largely uninhabited until the late 18th century, despite being known to traders and explorers, including Arabs and Portuguese, since the 16th century. The islands came under French control in the 1750s when the French East India Company began to take formal possession of the islands and brought the first settlers. Seychelles was ceded to Britain under the Treaty of Paris in 1814 and became a crown colony separate from Mauritius in 1903.

After a period of colonial administration, Seychelles achieved independence from Britain in 1976 and has since developed into a stable, multi-party democratic political system. The country has maintained steady growth in tourism and has positioned itself as a leading advocate for deep-sea conservation and sustainable tourism.

The legal system of Seychelles is based on English Common Law and French Civil Code.

About

SEYCHELLES

Seychelles has the highest GDP per capita in Africa. The economy is largely driven by tourism and fisheries, sectors that are pivotal to its economic stability and growth.

In 2025, Seychelles witnessed a notable influx of visitors, with over 393,777 arrivals, marking a 12% increase from the previous year. This underscores the country's appeal as a premier tourist destination.

The Ibrahim Index of African Governance (IIAG) provides an annual assessment of the quality of governance in African countries.

SEYCHELLES RANKED 2ND OUT OF 54 COUNTRIES.

CLIMATE & WHEN TO GO

Seychelles is a year-round destination that enjoys a warm climate year round, with lows of 24˚C to 26˚C during the evenings and highs of 29˚C to 31˚C during the day.

The peak seasons are December to January and July to August, in line with European holidays.

For those looking for the ideal climate, with minimal rainfall, warm weather and calm waters for sailing, swimming, snorkelling and diving, April, May, October and November are considered the best periods.

Seychelles is renowned as a destination for deep-sea fishing and bonefishing in particular.

INFRASTRUCTURE, DEVELOPMENTAL & ENVIRONMENT

- An accessible transport network including the Seychelles International Airport, with its connections to many international destinations. There are regular scheduled daily flights to the island of Praslin and also flights available to other islands in the Seychelles archipelago either by plane or by helicopter. There are also daily scheduled ferries to the islands of Praslin, La Digue and other islands nearby.

- A modern communication infrastructure, including widespread mobile phone coverage and high-speed internet services.

- Sustainable energy solutions to reduce reliance on fossil fuels and significant progress towards both solar and wind-powered energy.

- A skilled workforce and comprehensive education system spanning pre-primary to tertiary level.

ECONOMY & POLITICS

Seychelles has demonstrated continued political stability now for decades. The country saw a significant political milestone with its first multiparty presidential election in 1993, and it has continued to hold regular elections. In the 2020 elections an opposition candidate, Wavel Ramkalawan, was elected president, marking the first time an opposition party took power since the introduction of democratic elections. In the 2025 elections the previous ruling party was returned to power and Patrick Herminie elected as the new president. Both transitions occurred peacefully, indicating a mature and stable political environment.

MELIÁ

The

MASTER PLAN

A Meliá Seychelles

B Meliá residences (South Block)

C Meliá residences (North Block)

D Meliá Seychelles waterfront villas

E Marina house

F Kalay restaurant

G Seafront Estate marina

H Seafront Estate workshops

I Meliá Seychelles service building

J Estate + hotel parking

K Medical + commercial building

L Commercial building

M Meliá Seychelles staff building

N Residences carpark

O Mahé Laundry Services

P Cayman apartments

Q Recreational area

R Sales office

S Taxi stand

T Marina car park

1 Marina entrance

2 Mahé Laundry Services exit

3 Mahé Laundry Services entrance

4 Main entrance

5 Public car park entrance

6 Services entrance

7 Emergency exit

Who is the

DEVELOPER?

The Developer is Seafront Development Ltd, 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 holds a portfolio of properties across four continents. Strategic collaborations with renowned international hotel chains and operators have led to the success of Albwardy Investment, which has a 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, among others.

HOW MANY APARTMENTS ARE BEING BUILT?

The Residences at Meliá Seychelles project consists of a total of 68 branded apartments. 40 of these apartments are situated in the South Block and all will automatically form part of the Rental Pool that will be managed and operated by Meliá Hotels.

The North Block consists of 28 units that are being sold as private residences either for personal occupation or for renting out on a long term basis by owners.

DO THE HOMES COME FULLY FURNISHED & EQUIPPED?

Apartments in the Rental Pool come fully furnished and equipped to a high standard. The cost is included in the purchase price of each Rental Pool unit. Buyers of units in the North Block have the ability to vary certain elements of the FF&E (furniture, fixtures and equipment) that have not already been purchased or installed by the Developer.

HOW DO I PURCHASE A PROPERTY?

Our experienced sales team are available and ready to assist buyers through the purchasing process. Comprehensive and user-friendly Sales Agreements are signed when buying one of the apartments. For units in the Rental Pool a detailed Rental Pool Agreement that governs the workings of the Rental Pool is also signed. Management of the Apartment block and its precinct is governed by a constitution of the Management Corporation which also forms part of the legal documentation when purchasing.

HOW IS OWNERSHIP REGISTERED?

Ownership is on freehold title governed under the Condominium Property Act of Seychelles and ownership is registered at the Deeds Registry of Seychelles on transfer.

WHERE WILL MY DEPOSITS BE HELD?

All payments made are paid into the Escrow Account at Nouvobanq under the auspices of Pool and Patel Chartered Accountants as escrow agents.

IS THERE A NOTARY DEDICATED TO THE PROJECT?

There is a dedicated Notary for the project who will handle all the legal aspects of each purchase.

DOES THE SALES TEAM ASSIST WITH COMPLETION OF THE SANCTION APPLICATION FORM FOR FOREIGN BUYERS?

Yes. The buyer completes a sanction application form and furnishes the required supporting documents under the guidance of the sales agent. Once the form and supporting documents are complete, the Notary will submit the sanction application to the authorities on behalf of the Purchaser.

WHAT ARE THE PAYMENT SCHEDULES?

The payment stages are:

- Reservation Fee of $10,000 is due within 7 (seven) days of signing the Reservation Agreement.
- 10% deposit (less any Reservation Fee paid) within 7 days of signing Sales Agreements. Further 40% within 90 days of signing Sales Agreements.
- 50% within 14 days of the issue of the Certificate of Occupancy as advised by the Notary.

All payments are to be made into the escrow account held with Nouvobanq.

WHAT OTHER FEES DO I NEED TO PAY IN ADDITION TO THE PURCHASE PRICE?

For the comfort and convenience of buyers, all purchase prices are quoted inclusive of fees payable to become the registered owner, including Sanction Fee, Stamp Duty and Notary fees.

WHICH FEES ARE INCLUDED IN THE PURCHASE PRICE OF THE APARTMENT?

Stamp Duty currently at 5% and all Notary and Transfer fees for all buyers, plus Sanction Duty, Sanction Fees and Sanction Processing fees for foreign buyers.

HOW ARE PROPERTY TAXES AND OTHER GOVERNMENT FEES HANDLED FOR THE OWNERS?

Foreigners pay an annual property tax currently calculated at 0.5% of the value of the property.

The Developer has offered to assist owners with the collection and payment of this property tax to the Seychelles Revenue Commission on their behalf. Other government fees/duties payable on the purchase and transfer of the apartment into a buyer's name are included in the purchase price of the apartment.

Annual income taxes are each owner's responsibility to declare and pay, and Seafront will not deduct any tax from the net rental income paid to owners in the Rental Pool.

HOW LONG WILL CONSTRUCTION TAKE TO BE COMPLETED?

Construction of the Residences is due for completion before the end of 2026.

WILL THERE BE ANY ENVIRONMENTAL OR SUSTAINABLE PRACTICES CARRIED OUT?

The project has started on its journey towards EDGE certification and has taken the first steps towards registration with the Green Building Council of South Africa, the regional representative for the IFC.

EDGE is an online platform, a green building standard and a certification system for more than 170 countries. EDGE was created in response to the need for a measurable solution to prove the financial case for building green and helping to jumpstart the mainstreaming of green buildings. EDGE empowers building professionals to quickly and easily determine the most cost-effective ways to build green, based on occupant behaviour, building type and the local climate. In particular, we have applied the following:

- Significant reduction in dependency on grid electricity is achieved by using solar energy as the primary source of electricity.
- Landscaping is kept pristine by using reverse osmosis (RO) plant water.
- Water wastage is minimised through the use of low-flow fitting specifications in sanitaryware.
- Further reduction in the dependency on electricity by using LPG gas operated cooking equipment in commercial kitchens.
- Double glazing is used to improve air conditioning efficiency and conserve energy.

ARE THERE PARKING FACILITIES?

Apartments in the North Block each receive one dedicated parking bay plus a storeroom allocated to it. Apartments in the South Block Rental Pool have access to an unallocated parking bay for use by occupants of the apartment from time to time. The cost of the parking is included in the purchase price of the apartments.

IS THERE A WARRANTY ON THE CONSTRUCTION?

Transfer of the Residence into each Purchaser's name happens after an Occupancy Certificate has been issued by the Seychelles authorities, which is a solid form of quality control in addition to that performed by the project architects. Warranties for the construction work are covered by the Seychelles legal system.

HOW ARE THE COMMON AREAS MANAGED?

There is a Management Corporation that manages the Condominium Property which the Residences form part of and for which a monthly levy is payable. The estate is managed centrally and the costs of this are covered by the hotel operating expenses, levies and the Estate Manager's fee. This includes the management of:

- Cleaning, maintenance and landscaping of common areas
- 24-hour security
- Fire alarm systems monitoring and maintenance
- Waste management and sewage services
- Pest control and disinfestation services
- Management Corporation administration and accounting services

WHAT ADDITIONAL BENEFITS AM I ENTITLED TO AS AN OWNER OF AN APARTMENT?

Ownership of one of the apartments entitles the Owner to automatic Silver status membership of the Meliá loyalty programme, with access to all the benefits that are attached to it.

HOW ARE MAINTENANCE FEES DETERMINED?

The internal maintenance of Rental Pool apartments is provided for in the FF&E and Maintenance Reserve. Only in the event that this reserve is inadequate to cover these costs will additional contributions be called for from owners. Owners in the North Block pay for their own internal maintenance.

WHO QUALIFIES FOR SEYCHELLES RESIDENCY?

Any Purchaser qualifies once transfer is registered in their name, together with their spouse and children under 18. Terms and conditions apply.

IS MAKING ALTERATIONS OR PERSONALISING OUR APARTMENT ALLOWED? CAN WE CUSTOMISE THE FURNISHINGS AND DECOR WITHIN OUR APARTMENT?

Owners of the South Block Rental Pool units are not allowed to make alterations as all units must comply with Meliá brand standards. Owners in the North Block are permitted to make internal changes subject to a formal approval process. No external changes are permitted.

IF A COMPANY BUYS A UNIT, WHO BECOMES ELIGIBLE FOR RESIDENCY IN THE SEYCHELLES?

The shareholders (up to 5) and their spouses and children under the age of 18 become eligible.

WHAT SERVICES DOES THE MONTHLY LEVY COVER?

For the Rental Pool apartments the estimated monthly levy of $1 per sqm covers the cost of operating the Management Corporation only (admin expenses, salary of 1-2 employees, annual financial audit cost, annual AGM expenses, etc).

The Management Corporation is the "Owners Association".

Other costs of maintaining Rental Pool apartments are paid for out of the rental income generated by the Rental Pool.

Apartments in the North Block pay an estimated monthly levy of $5 per sqm to the Management Corporation to cover the management and external maintenance of the apartment block and its common areas.

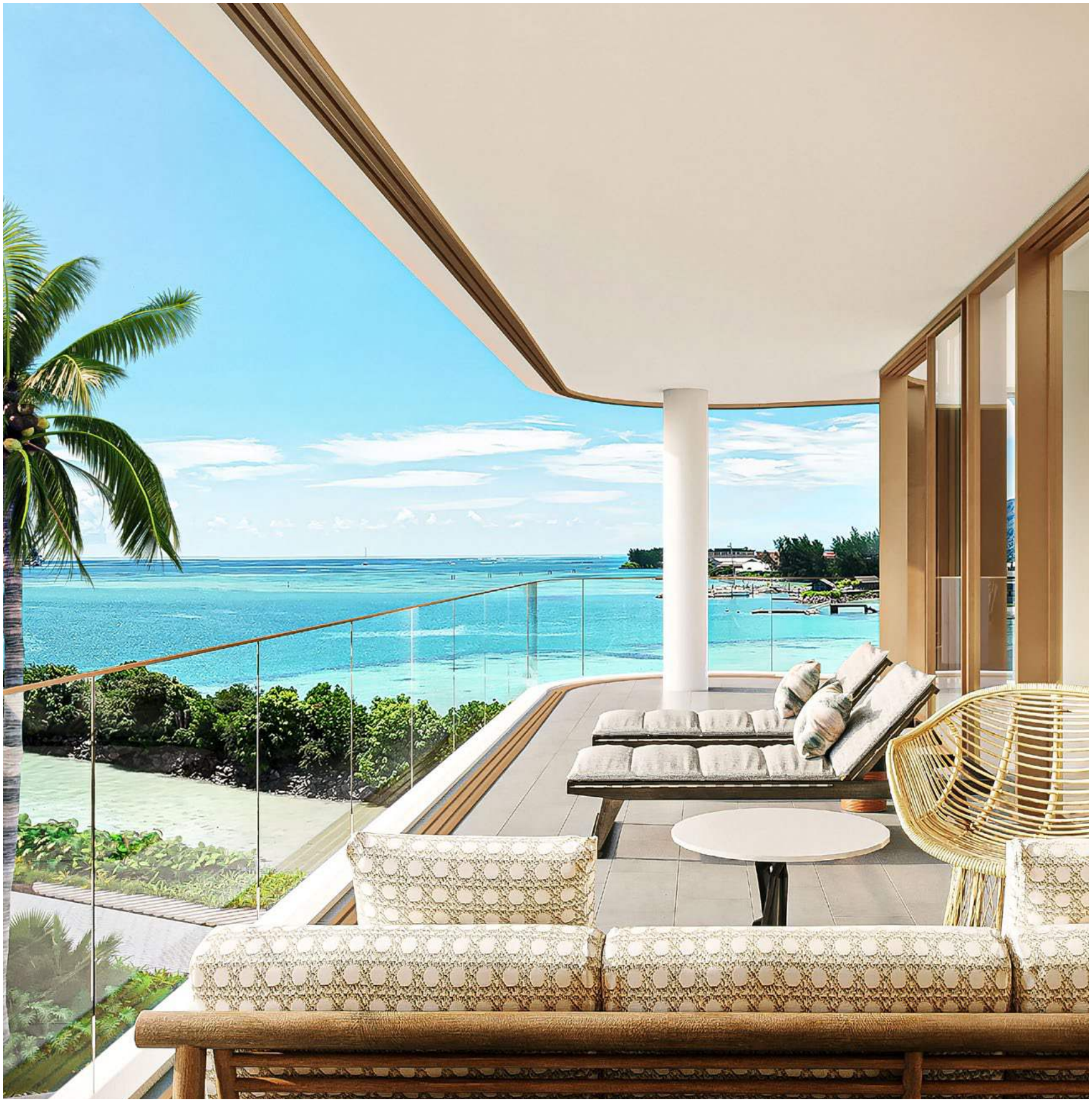
In addition, an annual pro rata share of replacement cost insurance is payable by North Block owners. Insurance for South Block owners is deducted from rental income earned by the Rental Pool.

Who is

MELIÁ?

Meliá is one of the largest hotel groups in Europe. Founded in 1956 in Mallorca, Spain, Meliá Hotels International has a portfolio of more than 340 hotels, across more than 40 countries and 10 brands.

In 1996, it was the first Spanish hotel company to list on the stock exchange. Today, it is still a family-run business, headed by Gabriel Escarrer Jaume, son of the original founder. Meliá remains a unique brand in the industry, retaining efficient control and close management practices, in pursuit of guest satisfaction and continued expansion.



ESTIMATED DATE OF OPENING OF THE HOTEL

Target date is December 2026.

HOW MANY HOTELS DO MELIÁ HAVE WORLDWIDE?

Meliá operates more than 340 hotels in more than 40 countries.

ARE THERE ANY RESTRICTIONS ON OWNERS OF RENTAL POOL APARTMENTS RENTING OUT THEIR WEEKS OR APARTMENTS INDEPENDENTLY?

All rentals of Rental Pool units are done by Meliá through its hotel booking system. No independent rentals of Rental Pool apartments are permitted. North Block Owners may rent their apartments out long term privately.

IF MY UNIT IS IN SOUTH BLOCK RENTAL POOL, HOW LONG IN ADVANCE SHOULD WE BOOK OUR STAY RESERVATION WITH MELIÁ?

Stays are subject to availability. The earlier in the year an owner books, the better the chance of being allocated their own apartment. If an owner's apartment is not available at the time requested then a suitable available apartment in same or better category will be provided.

WHO IS ALLOWED TO STAY IN A RENTAL POOL UNIT DURING MY ALLOCATED TIME?

Friends and family are allowed to stay whilst the owner is in residence.

ARE THERE ANY SPECIAL BENEFITS RESERVED FOR OWNERS PARTICIPATING IN THE RENTAL POOL?

In addition to the rental and management services, Rental Pool owners can enjoy:

- Complimentary breakfast and WiFi
- Free housekeeping throughout the entire stay

WHAT SERVICES ARE INCLUDED FROM THE HOTEL?

Owners will receive access to hotel services provided by Meliá Seychelles and a host of additional benefits, including:

- Guest concierge
- Access to the gym
- Access to hotel pool facilities
- Access to all F&B experiences with an owner discount
- Owner discount at the spa
- Access to hotel business and conference centre facilities
- Security and privacy through controlled access

WHAT FEES ARE APPLICABLE PER YEAR FOR THE RENTAL POOL APARTMENTS?

Other than a small monthly levy, all running costs and expenses relating to the apartments in the Rental Pool are covered by the Hotel Operator, the Developer and the Hotel and are deducted before the net rental returns are arrived at. Owners in the Rental Pool receive a distribution of 80% of the Net Room Revenue payable six monthly.

The calculation of an Owner's proportionate share of the total net room revenue of all apartments in the Rental Pool is based on the Purchase Price of the apartment as a percentage of the Total Purchase Prices of all apartments in the Rental Pool.

Apartments in the North Block do not participate in the Rental income and are charged a separate monthly levy to cover inter alia the cost of maintaining the exterior of their apartment block and the precincts.

Details of what is covered by the South and North Block apartments' levies will be supplied by the sales team.

WHAT SHARE OF REVENUE WILL OWNERS IN THE RENTAL POOL RECEIVE, AND WHAT IS INCLUDED?

The Rental Pool Agreement sets out how an Owner's share of the Net Room Revenue generated by the Rental Pool and calculated after deduction of hotel operating expenses and management fees, is apportioned amongst the Owners. The Developer is offering a Developer-backed net rental return for the first three years to the first 20 purchasers of Rental Pool apartments, on the terms set out in the Sales Agreement and the Rental Pool Agreement. Our sales team can take you through the full details.

IS THE RENTAL OF MY APARTMENT MANDATORY?

All apartments in the South Block automatically become part of the Rental Pool and their units then become part of the hotel's inventory, and owners share in the net room revenue the Rental Pool earns.

North Block owners may rent their apartments out but only on a long term basis, not short term.

HOW MUCH TIME WILL I BE ABLE TO USE THE PROPERTY FOR PER YEAR?

Apartment owners in the South Block's Rental Pool have the option to enjoy 42 nights' stay per annum, as stipulated in the Rental Pool Agreement.

Owners in the North Block have full residential usage of their apartments at all times and are able to rent them out long term should they wish to.

AM I ABLE TO RE-SELL MY APARTMENT?

A buyer may only re-sell their apartment after they have taken transfer and are the registered owner of the apartment, and not before.

On any such resales, and while the Developer still owns 30% or more of the apartments in both blocks, the Developer retains a first right of refusal to buy the apartment back from the owner at the owner's proposed resale price.

WHAT SECURITY MEASURES ARE IN PLACE FOR OWNERS?

Security measures include controlled access, CCTV surveillance systems and 24-hour security personnel to ensure the safety and privacy of owners and their guests.

Seafront Estate, as managers of the Management Corporation, will oversee all security matters.

CAN I OBTAIN A MORTGAGE?

Yes, local banks have indicated a willingness to provide finance to approved buyers. For more information about borrowing and the relevant providers, please speak to the sales team who will be able to guide you.

WHAT HAPPENS IF WE DON'T USE ALL OF OUR APARTMENT USAGE TIME IN THE GIVEN YEAR?

Unused time does not roll over to the following year. The longer an apartment is available to the hotel for renting out, the more income it can generate for the Rental Pool.

IS THERE A LIMIT ON THE NUMBER OF OCCUPANTS ALLOWED IN AN APARTMENT?

Yes, it is generally provided that occupancy of an apartment may not exceed two persons per bedroom at any time.

CAN WE BRING OUR PETS WITH US FOR OUR STAY?

Unfortunately, pets are not allowed in the condominium property.

Specifications and QUALITIES

WHAT ARE THE SPECIFICATIONS AND QUALITIES THAT I CAN EXPECT FROM THE DEVELOPERS IN THE BUILDING AND FOR THE APARTMENTS?

FOUNDATIONS & STRUCTURE

- Foundations will either be raft, piled raft or strip footings. A comprehensive geotechnical report has been compiled and is available on request. The foundation design shall be at the discretion of the professional engineer to suit unit specific ground conditions.
- Structure will be block-work, reinforced concrete slabs, beams & columns.

WALL CONSTRUCTION

- External walls shall be hollow blockwork.
- Internal division walls shall be hollow blockwork.
- Division walls between units shall be hybrid blockwork (solid up to 1900mm).
- Fire walls shall be in accordance with planning authority requirements.

WALL FINISHES

- External walls shall be painted smooth plaster.
- Internal walls shall be painted smooth plaster or paintable fibre-glass wallpaper or ceramic tiled from sample selection.

DOORS

- External doors & frames shall be painted or varnished, solid hardwood or aluminium glazed shopfronts.
- Internal doors shall be painted, solid core in a timber frame.
- Ironmongery shall be stainless steel colour: PVD Black.

BALUSTRADES

- Balustrades shall be glass with an aluminium capping or painted galvanised mild steel.

WINDOWS

- Windows shall be aluminium, generally side - or top hung.
- Shutters shall be aluminium.

ROOF

- Roof covering shall be metal roof sheeting with solar panels by specialist.
- Insulation shall be provided.
- Fascias, bargeboard and soffit boarding shall be painted fibre-cement board.
- A zinc-aluminium concealed gutter shall be fitted.

CEILINGS

- Internal ceilings shall be painted skimmed fibre cement board.
- External soffits will be either painted skimmed fibre cement board or be a painted soffit.

FLOOR COVERING

- Floor coverings shall be engineered hardwood flooring and ceramic tiles in the bathrooms to sample selection provided.
- The floor covering on the veranda shall be porcelain tiles.
- Skirtings shall be generally varnished hardwood or porcelain tiles in bathrooms.

SANITARY WARE

- Bath shall be pressed steel size: 1700mm x 750mm.
- Basins and bidets (where applicable) shall be porcelain.
- Toilets shall be concealed cistern and wall hung pan.
- Shower screens shall be glazed.
- Bathroom accessories shall be chrome plated.

BRASSWARE

- Taps and mixers shall be high quality chrome-plated.

ELECTRICAL

- Socket outlets, light switches and sundries shall be from a high-quality range.
- Light fittings shall be provided.
- Extractor fans shall be provided in all bathrooms.

TELECOM, TV & INTERNET

- Television connection point shall be provided in living room & all bedrooms.
- Only bedroom 1 and the living room will receive TVs.
- Telephone points shall be provided in living room & bedroom 1 only.
- Telephone connections to local providers are possible on a direct contract basis for residential apartments and for hotel managed apartments will form part of the hotel PABX system.
- Internet connections to local providers are possible on a direct contract basis for residential apartments and for hotel managed apartments will form part of the hotel WiFi system with access points provided for hotel managed apartments.

JOINERY

- Bedroom & kitchen cupboards shall be stained solid hardwood and stained veneer board.

SECURITY SYSTEMS

- The apartment units will have an electronic door locking mechanism.
- Hotel apartments key cards will be managed by hotel.
- Residential apartments key cards will be managed by precinct services.
- Apartment ground floor lobby will be access controlled during non-office hours.
- During office hours staff will be present at the reception lobby.
- Lobbies and passages will be monitored with CCTV cameras.

APPLIANCES

- The following appliances (of a high quality) shall be included: Oven; Hob; Microwave, Fridge; Washing Machine/Tumble drier & Dishwasher. Wine cooler will be provided in the 3-bed unit.

General
SPECIFICATIONS

FINISHES

Premium quality oak timber flooring and oak hardwood skirtings throughout the property, complemented by high-quality ceramic tiles and colour-accent mosaic tiles in all bathrooms.

KITCHENS

Custom-designed oak hardwood kitchens, meticulously crafted and installed by a specialist joiner from Seychelles, featuring premium Smeg integrated appliances for a blend of elegance and functionality.

BEDROOMS

All bedrooms are equipped with semi-freestanding, bespoke-designed oak hardwood wardrobes, offering a blend of style and practicality.

AIR CONDITIONING

The property features a comprehensive, fully ducted temperature control system ensuring consistent climate comfort in every room. This is further enhanced by contemporary style fans, combining functionality with a sleek aesthetic, to optimise air circulation and provide an elegant touch to the interior.

LIGHTING

All rooms and living spaces are equipped with high-efficiency LED lighting, providing excellent illumination while being energy-efficient. Additionally, strategically placed accent mood LED strip lighting highlights specific areas, enhancing the ambiance with subtle, stylish illumination. Decorative accent lighting further adds a sophisticated layering effect, contributing to a warm and inviting atmosphere throughout the property.

BATHROOMS

The bathrooms are fully fitted with premium sanitaryware and taps sourced from leading brands such as Hansgrohe and Geberit, ensuring exceptional quality and functionality throughout.

FURNITURE

Living spaces are furnished with pieces chosen for quality and timeless design. From beautiful sofas to elegant dining sets, every furniture item is selected for its quality craftsmanship and timeless design, ensuring both comfort and sophistication. Soft furnishings, including luxurious rugs and tasteful throw pillows add an extra layer of comfort and charm, creating inviting and cosy environments for relaxation and socialising.

PAM GOLDING
PROPERTIES

Pam Golding International is a renowned real estate company with a 50-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.

THE RESIDENCES

AT MELIÃ SEYCHELLES

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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. Rental income is not guaranteed and depends on hotel performance and occupancy levels. Terms are set out in the sales and rental pool agreements.

THE RESIDENCES

AT MELIÃ SEYCHELLES

- A NEW WAY OF LIVING -

theresidencesatmeliaseychelles.com