THE RESIDENCES

AT MELIÃ SEYCHELLES

ELEVATED
Waterfront Living

Meliá Hotels' first branded residence in Seychelles



Luxury
Island living
WITHIN AN EXCEPTIONAL SETTING

The Residences at Meliá Seychelles overlook the Eden Island Superyacht Marina on Mahé. Set within tropical gardens with panoramic views, the five star seafront resort comprises a hotel of 120 keys and 68 branded residences, both managed by Meliá Hotels & Resorts.



MOSCOW
9 hrs 28 mins

LONDON
14 hrs 00 mins*

FRANKFURT
10 hrs 25 mins

PRAGUE
13 hrs 00 mins*

PARIS
13 hrs 30 mins*

ZÜRICH
9 hrs 40 mins

ISTANBUL
8 hrs 15 mins

MADRID
13 hrs 45 mins*

TEL AVIV
6 hrs 35 mins

QATAR
4 hrs 45 mins

DUBAI
4 hrs 30 mins

ABU DHABI
4 hrs 35 mins

MUMBAI
4 hrs 35 mins

SRI LANKA
4 hrs 15 mins

ADDIS ABABA
3 hrs 45 mins

NAIROBI
3 hrs 10 mins

SEYCHELLES

JOHANNESBURG
5 hrs 05 mins

MAURITIUS
2 hrs 39 mins

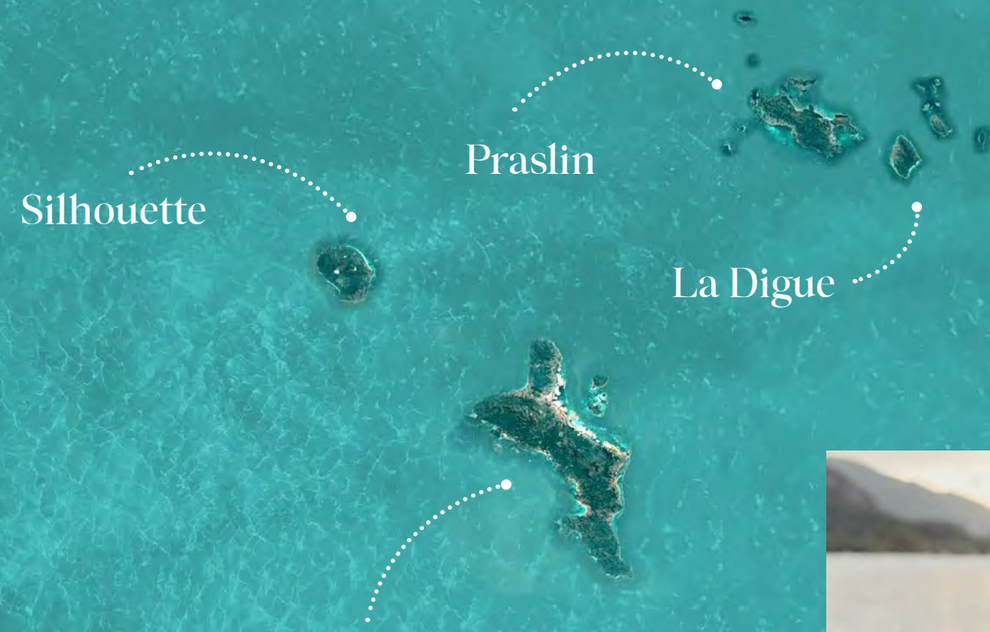
SEYCHELLES

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.

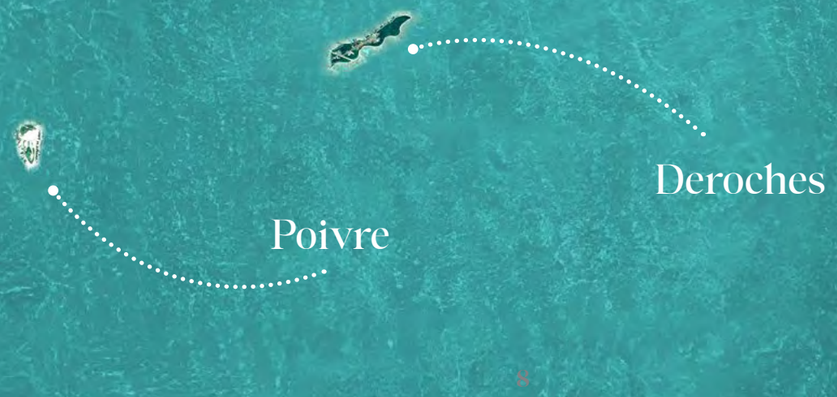
*These times consider connecting flight times via international hubs.





MAHÉ

The largest of approx 115 islands in the Seychelles archipelago, Mahé combines natural beauty with a rich Creole culture, for visitors and residents alike.





Situated close to the vibrant capital of Victoria and conveniently located near the airport, the estate offers a calm, private setting close to everything the island offers.





A considered OWNERSHIP

Owning a residence within this estate offers a lifestyle of rare quality, income potential through the hotel rental programme, and owner privileges in Seychelles and beyond.

The MASTER PLAN



- (A) MELIA SEYCHELLES
- (B) MELIA RESIDENCES (SOUTH BLOCK)
- (C) MELIA RESIDENCES (NORTH BLOCK)
- (D) MELIA SEYCHELLES WATERFRONT VILLAS
- (E) MARINA HOUSE
- (F) KALAY RESTAURANT
- (G) SEAFRONT ESTATE MARINA
- (H) SEAFRONT ESTATE WORKSHOPS
- (I) MELIA SEYCHELLES SERVICE BUILDING
- (J) ESTATE + HOTEL PARKING
- (K) MEDICAL + COMMERCIAL BUILDING
- (L) COMMERCIAL BUILDING
- (M) MELIA SEYCHELLES STAFF BUILDING
- (N) RESIDENCES CARPARK
- (O) MAHE LAUNDRY SERVICES
- (P) CAYMAN APARTMENTS
- (Q) RECREATIONAL AREA
- (R) SALES OFFICE
- (S) TAXI STAND
- (T) MARINA CAR PARK

- (1) MARINA ENTRANCE
- (2) MAHE LAUNDRY SERVICES EXIT
- (3) MAHE LAUNDRY SERVICES ENTRANCE
- (4) MAIN ENTRANCE
- (5) PUBLIC CAR PARK ENTRANCE
- (6) SERVICES ENTRANCE
- (7) EMERGENCY EXIT

not to scale*



Key
FEATURES

BRANDED

Managed and operated by Meliá Hotels and Resorts, this five star luxury resort also offers Meliá Hotels' first branded residences 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

Resort pool, spa, gym, restaurants and concierge

EXPERIENCE

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

RENTAL PROGRAMME

South Block owners join the Meliá Seychelles hotel rental pool, with full terms set out in the Buyer's Guide.

SITUATION

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

VIP TREATMENT

Complimentary breakfast, daily housekeeping & WiFi 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 mesmerising 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 premium finishes and functionality; an outcome that distinguishes each apartment.



A true partnership in HOSPITALITY & SERVICE

This Meliá Five Star Resort seamlessly integrates the hotel with the Residences, creating a cohesive experience and seamless property management for owners.



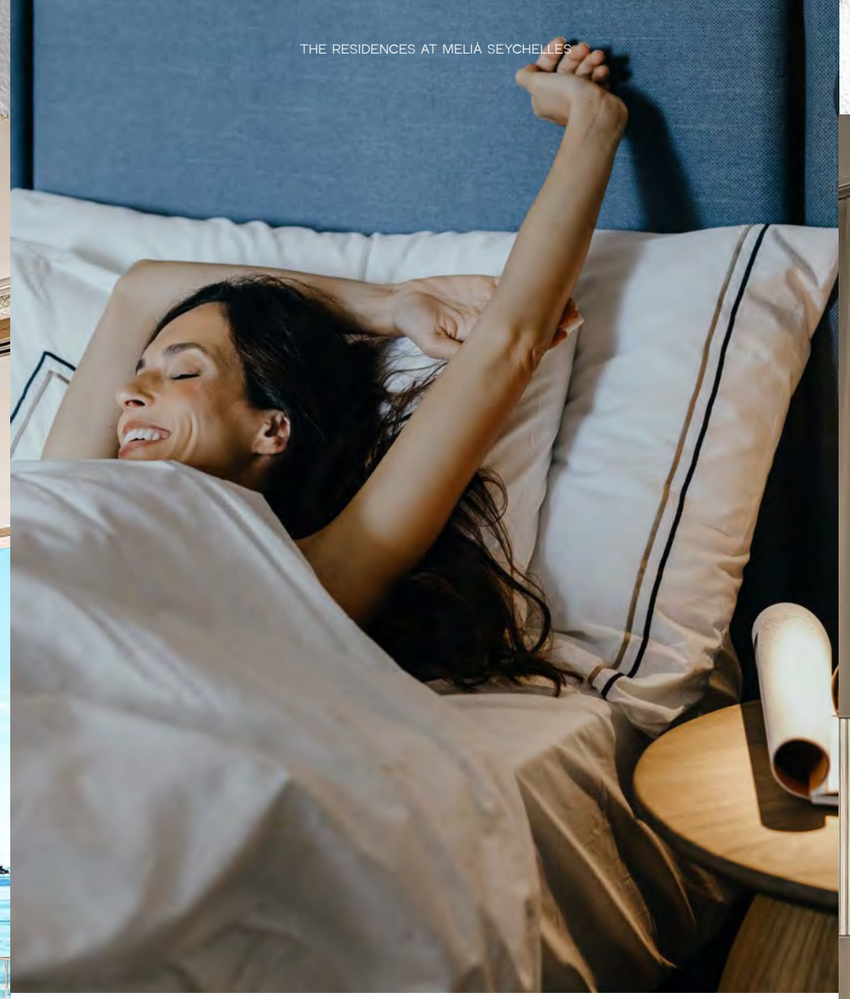


VIP Treatment & RESORT ACCESS

Ownership offers seamless access to the resort's 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 managed RENTAL

Meliá Hotels Seychelles will operate a rental pool for the South Block residences. Owners receive rental income without the need to obtain a tourism licence, host guests or maintain the property. The Buyer's Guide sets out the rental programme and its terms in full.

MELIÃ
REWARDS
BELONGING MEANS MORE

OWNER PRIVILEGES *worldwide*

As an owner, you'll enjoy preferential rates and exclusive owner discounts at all Meliá properties 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

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 340 hotels, across more than 40 countries and 10 brands. 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. Their commitment to responsible tourism has led the Group to become the most sustainable hotel company in the world, according to the 2025 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. Founded in 1998, it is an established architectural practice working across Africa and internationally. 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.

PAM GOLDING PROPERTIES

The Residences at Meliá Seychelles
Mahé, Seychelles

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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.

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.


theresidencesatmeliaseychelles.com