

Penthouse

4 Bedroom Sectional Title For Sale In Desroches

Südafrika, Gauteng, Sandton, , , ,

VERKAUFSPREIS

? 1300000.00

- 440 qm
- 8 Zimmer
- 4 Schlafzimmer
- 4 Badezimmer
- 4 Etagen
- 4 qm Grundstücksfläche
- 4 Autostellplätze

Logo Test
Logo Test
Los Gatos, United States - Ortszeit

376 5344643543



DESROCHE ISLAND – MASSIVE VILLA PRICE REDUCTION FOR URGENT SALE Duly instructed by our client, we are mandated now to reduce the price of one of his two prime villas on this magical island to BELOW COST. Villa 136 is now reduced by Euro's 300,000 for a quick sale - was Euro's 1,6m - now Euros 1,3m The opportunity also exists to purchase the other neighboring villa 92/company adjoining Villa 136 for Euro's 2,6 m as a "package deal offering" creating a seafront property of app 5000 sqm and 70 m of the most beautiful beachfront. This is certainly a not to be repeated offer - act now before this opportunity is missed. 2. The Property · Rights in the parcel of a villa which will be transferred are held in a 70 years' lease (starting from November 2002) the transfer of which will be ratified and sanctioned by the Seychelles Government, with no annual rental payments. The lease extension can be negotiated with the Seychelles Government before expiry. · The size of the parcel measures approximately 2,500m² with 35m of beach frontage. The villas are a mere 20m from the beach. · The size of the building is 440m² including decking and a private rim flow swimming pool. · The fully furnished villa offers four en-suite air-conditioned bedrooms. All rooms including lunch and dining room are tastefully styled and equipped with gas and electric stoves and two fridges (Bosch). · There are at present only very few (2 known) villas of Desroches Phase 1 up for sale. 3. Acquisition Process and Price · The Purchaser will purchase the Villas via a company takeover Villa Marianne - Fineprops Seychelles (Pty) Ltd Villa Mahé - Roches Props (Pty) Ltd Transaction: Shares of the company would simply be taken over by the new owner(s). · A villa could be shared in a syndicate/company between up to 8 owners and their families) · Tax on acquisition of parcel of transfer of the parcel (inclusive the villa), the following taxes will be payable to the Government by the Purchaser: - Stamp Duty of 5% is payable on transfer - Sanction Processing Fee of 1.5% on application for transfer - Sanction Duty of 3.5% is payable on transfer. NOTE: Sanction Duty will not be payable where the parcel is placed in a Government sanctioned Rental Pool Scheme (Desroches Hotel). 4. Seychelles Residency In terms of the Civil Status Act in Seychelles, the Purchaser will be eligible to apply for Seychelles Residency Permits on execution of sub-lease of the Desroches Villa. This is subject to the Residency Fees being paid and currently is SCR 50,000. The Residency Permit is available to individual owners of a villa as well as individual owners of a company that purchases a villa. The Residency Permit can extend to the spouse and children of the purchaser(s). NOTE: In case of Villa Marianne and Villa Mahé up to eight owners/families are eligible for Residency Permits.

Verf?gbar Von: 20.05.2019

Etage: 4 Etagen: 4 Baujahr: 2017 Pkw-Stellpl?tze: 4 Baujahr: 2017 Typ: Büro



