



A BRIEF OVERVIEW

Set within the lush, green foliage of a tropical landscape, Pangia Beach offers you the chance to own a piece of paradise. After all paradise is only paradise if you're there.

Pangia Beach is an award-winning, high-end residential development of luxury beach apartments on Mahé, Seychelles. Designed by SAOTA, an internationally acclaimed architectural firm based in South Africa, this prestigious development offers a modern take on barefoot luxury. With a limited collection of only 33 apartments, Pangia Beach guarantees any discerning homeowner exclusivity.

Property Type	Typical Gross Area	Total
One Bedroom	85 sqm	5
Two Bedroom	151 sqm	17
Three Bedroom	188 sqm	6
Four Bedroom	235 sqm	1
Penthouse	310 – 390 sqm	4



Pangia Beach Vision

- A legacy project of exclusive luxury beach apartments
- Contemporary, island-style design
- Breathtaking ocean views
- Surrounded by a tropical garden
- Environmentally conscious design
- A unique gateway to island life

Unique Location

- Conveniently located half way between Victoria and the airport
- Ideal setting for world-class water sports and fishing
- Close proximity to the Sainte Anne Marine National Park
- Minutes away from the shops and restaurants of Eden Plaza



Apartment Features

- A light colour scheme of high-end materials and finishes
- Inside and outside areas flow naturally into each other
- Floor to ceiling aluminium framed sliding doors and windows
- Generously sized terraces for an open space living
- Plunge pools and private gardens for the ground floor apartments
- Modern kitchens with high-end stainless steel Miele appliances
- Custom designed bathroom vanities and bedroom joinery
- High performance air conditioning system
- Dimmable LED down lights
- Gas barbeque on each veranda
- Lift access to all floors
- Dedicated covered carports in front of the apartments
- Proper storm water drainage system with gutters
- Optional furniture and soft furnishing packages available



Additional Penthouse Features

- Direct secure lift access into penthouses
- Expansive wrap around terraces
- 360° Panoramic views
- Private infinity pools with glass balustrades
- Double height ceiling in the living, dining and master bedroom
- Unique design features
- Carport and secure garage included



Exclusive Benefits and Amenities

- All apartments sold on freehold title
- Owners qualify to apply for residency in the Seychelles
- Private mooring facilities for residents available
- Direct beach access
- 24hr security including CCTV and intercom system
- Clubhouse with entertainment and barbeque facilities
- Infinity-edge swimming pool
- 24hr access to state-of-the-art gym
- Optional secure garages available

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A MODERN TAKE ON BAREFOOT LUXURY

