


# SEYCHELLES PENSION FUND

## FACT SHEET

<p><b><u>PROPERTY NAME/PARCEL NO.</u></b></p> <p>Anse La Mouche Land C6137, C269 and C6371</p>	<p><b><u>LAND USE CLASSIFICATION</u></b></p> <p>R7 - Medium Density Residential &amp; Tourism</p>		
<p><b><u>LOCATION</u></b></p> <p>The land is located at the centre of Anse La Mouche estate and is hidden at the corner end of the beautiful mangrove trees that align the left side of Les Cannelles road, while coming from Anse-Royale.</p>	<p><b><u>PLOT SIZE</u></b></p> <p>C6371 - 212m<sup>2</sup> C269 - 1,177m<sup>2</sup> C6137 - 2,873m<sup>2</sup> Total: <b>4,162m<sup>2</sup></b></p>	<p><b><u>DATE ACQUIRED</u></b></p> <p>18<sup>th</sup> October 2016 from a private owner.</p> <p><b><u>TENURE</u></b></p> <p>Freehold</p>	<p><b><u>DENSITY (ALLOWABLE DEVELOPMENT COVERAGE)</u></b></p> <p>35%</p>
<p><b><u>ACCESS ROAD</u></b></p> <p>The parcels can be accessed by the second secondary road located on the left of the Les Cannelles road, while heading towards Baie Lazare. The property also consists of a private road access of 3 metres wide that goes through parcel C6371.</p>	<p><b><u>DESCRIPTION</u></b></p> <p>The adjoining parcels are flat throughout. One side of the property aligns a pristine marshland which is idyllic for nature lovers and also the selling feature. It is located in a "good" suburban neighbourhood, with several tourism establishments within the vicinity, such as self-catering apartments and restaurants. A very large and upscale tourism development is also under construction within close proximity.</p> <p>Being only a walking distance from the Anse La Mouche beach, the property has strong potentials for residential or tourism developments, subject to the approval of the relevant authorities.</p>		