



# EMPATHIA VILLAGE

*Private Luxury Residences · Baie Lazare · Mahé, Seychelles*

AGENT SALES PACK · 2026

**35**  
PLOTS ONLY

**FREEHOLD**  
FULL TITLE

**FROM \$800,000**  
VILLA & LAND

**3%**  
AGENT COMMISSION

## THE PROJECT

# A Private Village Above Baie Lazare

Empathia Village is a private estate of 35 villa plots on the granite hillside above Baie Lazare — one of the most celebrated bays of the Indian Ocean — on the south-west coast of Mahé, Seychelles. The estate is positioned between the Four Seasons and Kempinski resorts, around 30 minutes from the international airport with direct connections to Europe, the Middle East and Asia.

Following new Seychelles legislation that lifted the moratorium on foreign property ownership, international buyers receive full freehold title to both villa and land — transferable, inheritable and mortgageable. A Seychelles residence permit for the owner and immediate family accompanies every purchase.

**35**

PLOTS · INTENTIONALLY LIMITED

**600–2,000 m<sup>2</sup>**

PLOT SIZES

**Freehold**

VILLA AND LAND, FULL TITLE

**From \$800,000**

TURNKEY, INCL. RESIDENCY

**12 months**

CONSTRUCTION PER VILLA

**Class 1**

LICENSED DEVELOPER

**USD · EUR · GBP**

PAYMENT CURRENCIES

**3% / \$24,000+**

AGENT COMMISSION

## THE PRICE INCLUDES

- Land plot and freehold title
- Full villa construction and interior finishing
- Landscaping, garden and estate infrastructure
- Seychelles residency permit application
- Staged payments aligned with construction milestones
- Individual customisation of layout, size and plot available



THE RESIDENCES

## Three Villa Designs



### Villa Jane

*From \$800,000*

SINGLE STOREY · GLAZED PAVILION

100–150 m<sup>2</sup> · 2 bedrooms · private pool · plot from 600 m<sup>2</sup>

A refined single-storey residence with panoramic floor-to-ceiling glazing framing the tropical landscape and the Indian Ocean. The entry point to the collection.



### Villa Anna

*From \$990,000*

SINGLE STOREY · GARDEN & POOL

200–250 m<sup>2</sup> · master suite with dressing room · plot from 600 m<sup>2</sup>

An elegant single-storey residence designed for seamless indoor-outdoor living: open-plan living and dining, private pool and sun terrace.



### Villa Georgette

*From \$2,100,000*

SIGNATURE · TWO STOREYS · PANORAMIC TERRACES

300–450 m<sup>2</sup> · 4 bedrooms · terraces 150 m<sup>2</sup> · plot 1,500–2,000 m<sup>2</sup>

The flagship two-storey residence with wide panoramic balconies and a grand private pool, commanding unobstructed views of the Indian Ocean.

Every residence can be individually adapted — house area, plot size, floor plan and finishes. Floor plans and full specifications available to registered agents.

# Partner With Empathia Village

We work with a curated network of real estate agents, wealth managers, relocation advisors and property consultants worldwide. The programme rewards quality introductions with competitive, transparent compensation — paid upon successful transaction completion.

**3%**

of transaction value, paid upon completion · no cap

**from \$24,000**

minimum referral fee per transaction

## WHAT REGISTERED AGENTS RECEIVE

### MARKETING MATERIALS

Digital brochure, high-resolution renders, floor plans, pricing sheets and presentation decks.

### DISCOVERY TOUR SUPPORT

Private client visits to the estate, with accommodation arranged on Eden Island.

### DEDICATED SUPPORT

A named contact, fast response times and deal support throughout the transaction.

### EXCLUSIVE INVENTORY ACCESS

Early notification of new plot releases and phase openings before public announcement.

### INVESTMENT DOCUMENTATION

Market analysis, rental yield projections and residency permit documentation.

### TRANSPARENT PAYMENT

Commission paid directly to your agency or personally on signed contract and payment receipt.

## HOW IT WORKS

**1.**

Register as an agent

**2.**

Introduce your client

**3.**

We run the sales process

**4.**

Commission on completion

## CONTACT

+248 271 51 02 · WhatsApp: [wa.me/2482715102](https://wa.me/2482715102)

[studiochaikovsky@gmail.com](mailto:studiochaikovsky@gmail.com)

<https://empathia-seychelles.com> · Instagram @seychelles.empathia