



EMPATHIA VILLAGE

Private Luxury Residences · Baie Lazare · Mahé, Seychelles

AGENT SALES PACK · 2026

30

PRIVATE PLOTS

FREEHOLD

FULL TITLE

FROM \$800,000

VILLA & LAND

FROM 3%

AGENT COMMISSION

THE PROJECT

A Private Village Above Baie Lazare

Empathia Village is a private estate of 30 villa plots on the granite hillside above Baie Lazare. Current availability is shown on the masterplan. Adjacent available plots can be combined for a larger private estate, subject to technical review and final documentation. The project is set on 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, subject to the applicable approvals. Residency support is available, while eligibility is determined by the relevant Seychelles authorities for each buyer.

30

AVAILABLE PLOTS

600–2,000 m²

PLOT SIZES

Freehold

VILLA AND LAND, FULL TITLE

From \$800,000

VILLA AND PLOT

2030

ESTATE COMPLETION

Class 1

LICENCE VALID THROUGH 2028

USD · EUR · GBP

PAYMENT CURRENCIES

From 3%

COMMISSION PER COMPLETED CLIENT

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

from 140 m² · 2 bedrooms · private pool · plot from 600 m²

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

TWO STOREYS · GARDEN & POOL

from 240 m² · 3 bedrooms · private pool · plot from 600 m²

An elegant two-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 · THREE STOREYS · PANORAMIC TERRACES

from 350 m² · 4 bedrooms · private pool · plot from 1,500 m²

The flagship three-storey residence with wide panoramic terraces 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.

From 3%

per introduced client who completes a purchase

Partner terms

rate and timing recorded in the agreement

WHAT REGISTERED AGENTS RECEIVE

MARKETING MATERIALS

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

DEDICATED SUPPORT

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

INVESTMENT DOCUMENTATION

Market analysis, rental yield projections and residency permit documentation.

DISCOVERY TOUR SUPPORT

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

EXCLUSIVE INVENTORY ACCESS

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

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

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