



ALBIZYA BAY



Your Quality Time With Nature







ALBIZYA BAY



Albizya Bay

Welcome to Albizya Bay, a picturesque enclave nestled in Mahe, Seychelles, with two phases spanning over 821,400 square meters.

This exclusive, fully self-sustained resort embodies a luxury holiday ambiance and features a harmonious blend of a hotel, branded and unbranded apartments, condominiums, and a charming Retail Village - together creating a true sense of a full community.

Discover a place where the whispers of the sea meet the tranquil shores, mere steps away from pristine beaches and surrounded by historical landmarks and national parks. Nearby bustling markets invite you to engage in the authentic local culture, while enjoying the untouched natural beauty of the surroundings.

Albizya Bay offers more than just a home; it presents a strategic location, meticulous craftsmanship, and an idyllic setting. It is a haven for discerning investors seeking a second residence that doubles as a private sanctuary, as well as offering substantial rental income when not in personal use.



Attractions within easy reach

Albizya Bay is close to Seychelles' main attractions and boasts an exceptional Retail Village within its community, ensuring residents have everything at their fingertips.

The location is conveniently reached in a 30-minute drive from the vibrant capital and International Airport, meaning travel becomes a hassle free affair. Meanwhile, within a mere 5 to 20 minutes, a compelling range of culinary options beckons, enriching the area's cosmopolitan charm.

Health needs are in safe hands at the Anse Royal Hospital & Pharmacy, only 15 minutes away, while shopping malls and supermarkets can be reached in a short scenic journey.

Albizya Bay transcends mere residence; it is a perfect blend of life and luxury, with everything needed to unwind and rejuvenate.



Albizya Bay Components

Hotel-
canopy™
by Hilton

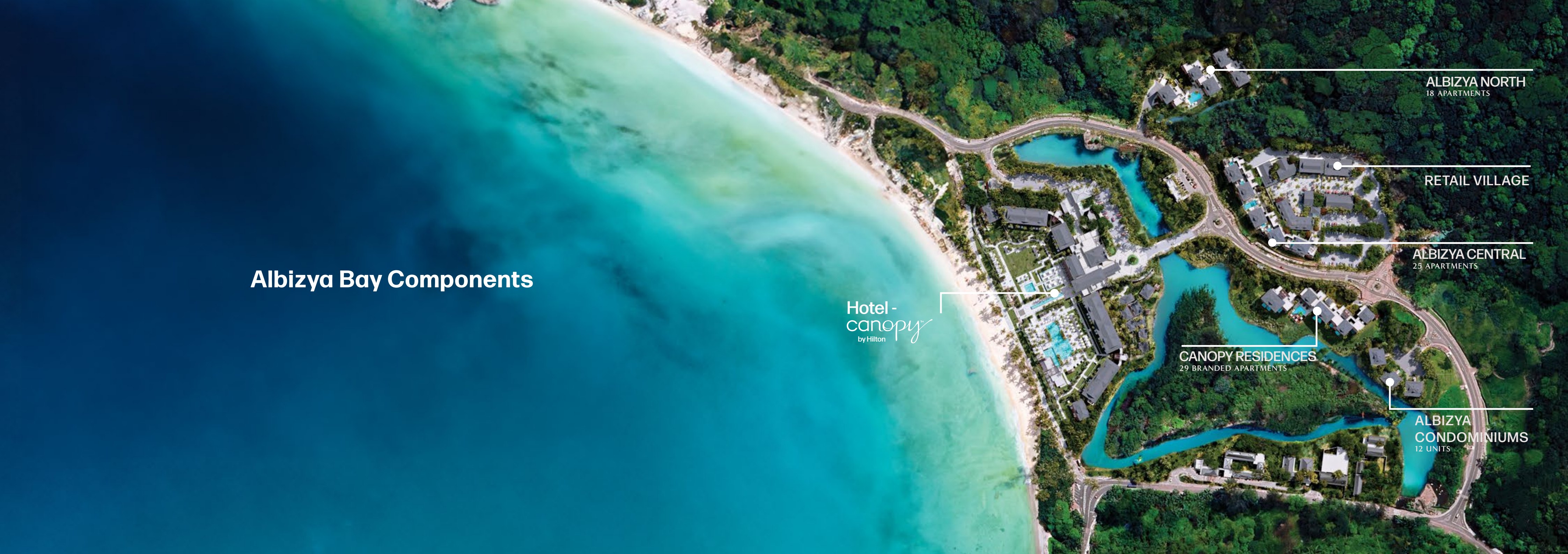
ALBIZYA NORTH
18 APARTMENTS

RETAIL VILLAGE

ALBIZYA CENTRAL
25 APARTMENTS

CANOPY RESIDENCES
29 BRANDED APARTMENTS

ALBIZYA
CONDOMINIUMS
12 UNITS



1. Hotel - Canopy by Hilton:

When life gets too much, escape to the embrace of a hotel that combines the comfort of home with the renowned Hilton experience. Relaxation begins with the warm smiles of staff that greet you as a long-missed friend and continues to the elegantly serene rooms with views that bask in the beauty of Seychelles. Stress soon becomes a distant memory as you indulge in the fragrant spa, make new friends by the shimmering pool, boost your energy at the gym, or take the little ones for some fun at the kids' club. As the sun sets, let the light island breezes whisper their secrets, while the clink of glasses and alluring restaurant aromas invite you to sample exotic culinary delights.

2. Retail Village:

Step outside your personal haven and head to the heart of Albizya Bay for a dose of retail therapy and submerge yourself in beguiling local culture. Bustling with life, the Retail Village is a vibrant community hub dotted with signature restaurants, a fine dining venue, cafes, a supermarket, leisure facilities, a medical center, and charming touristic outlets to support the residential community.

3. Apartments:

A: Canopy Branded Residences: Immerse yourself in the epitome of Hilton's signature luxury and timeless elegance within these 29 gorgeous, branded homes. Adorned with chic furnishings and eliciting an air of exclusivity, each 1-3 bedroom apartment is a refined sanctuary offering a variety of layouts, allowing you to discover the ambiance that resonates with your personal taste.

B: Albizya Central: Imagine sipping your morning coffee while gazing at breathtaking coastal vistas from your contemporary and luxurious 1-3 bedroom apartment. With each residence offering a variety of layouts meticulously designed to cater to your unique lifestyle, these chic havens blend modern elegance with unparalleled comfort, inviting you to experience a life of sublime sea front luxury.

C: Albizya North: For those who seek peaceful seclusion, these elegant 1-3 bedroom homes offer a harmonious retreat nestled within the majestic embrace of the mountains. Each residence, with its unique layout, is designed to blend seamlessly with the natural surroundings. Imagine waking to the ethereal sounds of the forest, where every window frames a masterpiece of verdant beauty.

D: Albizya Condominiums: Bathed in natural light and imbued with an airy, chic elegance, this inviting collection of 2-bedroom apartments is designed for those who cherish tranquility. Each residence offers an intimate retreat, providing the perfect backdrop for a life of serene contemplation, where every detail has been meticulously crafted to harmonize with the serene landscape that lies just beyond your door.

06:00_{am}

Wake up when the sun does

As dawn breaks, the melodious chirps of local birds gently ease you into wakefulness, replacing the harsh buzz of an alarm. At Albizya Bay, you rise with the sun, greeted by the first tender rays filtering through your window. From the comfort of our exquisite residences, enjoy uninterrupted panoramic views that encapsulate the serene beauty of Mahe. Start each day refreshed and inspired, immersed in the natural elegance surrounding Albizya Bay.





08:00_{am}

Rise and Shine

What does your perfect morning look like?

It may begin with an energizing session in the gym at the hotel, or you may prefer the natural luxury of a beachside run, with the soft sand underfoot and the soothing sounds of waves accompanying every stride. Choose your ideal start and immerse yourself in a lifestyle where luxury meets wellness.



10:00_{am}

Your morning coffee with spectacular views

Start your day with a freshly brewed coffee at the Retail Village or the hotel, where you can indulge in your favorite breakfast while gazing out at the sprawling mountains. Albizya Bay is home to an extensive selection of food and beverage outlets spread across the resort. From boutique coffee shops and juice bars to snack spots and beverage joints, each offers a unique ambiance that enhances your experience. Join a morning ritual that's visually stunning while enjoying the delicacies.







12:00_{pm}

Relax on the golden sands

What could be more refreshing than a leisurely swim in the ocean on a sunny day? At Albizya Bay, the beach is not just a backdrop but an extension of your home. Our residents enjoy direct access to the golden sands, placing the pristine shores of Seychelles mere steps from your door. Dive into the inviting waters or relax under the loving gaze of nature, making every moment at the beach an unforgettable escape.



02:00_{pm}

Socialize over lunch

When the clock strikes lunchtime at Albizya Bay, prepare to be spoiled for choice. The dining landscape spans from quaint, rustic cafes to renowned restaurants, each presenting a menu rich with local and global cuisines that cater to every palate. Experience Seychelles' fresh, tropical flavors incorporating local ingredients into each dish. Whether you're in the mood for a casual bite or a gourmet feast, the diverse eateries promise a delightful culinary journey on your doorstep.





04:00_{pm}

A stroll in the Retail Village

At Albizya Bay, indulging in retail therapy is more than just a pastime, it's a lifestyle. Wander through our bustling Retail Village, where various shopping avenues await. From quaint coffee shops and diverse dining outlets to wellness spots and premium retail stores, each offers a unique experience. Pick up your daily essentials, enjoy fresh produce for your healthy meal preparations, or explore specialty shops for extra indulgence. With additional amenities, everything you need is conveniently located right here.



06:00_{pm}

Wind down with the sunset

Witness the splendor of the sunset and the panoramic beauty from any vantage point within our exquisite development at Albizya Bay. Nature's timeless allure is showcased daily as you are surrounded by vibrant greenery and dramatic mountain ranges. Each day invites you to savor nature's most exquisite displays. At Albizya Bay, every view is a masterpiece, framing the serene and magnificent environment you call home.





08:00 pm

Your dinner options are global

End your day on a high note with a sumptuous dinner at the Retail Village or the hotel. A charming fine dining restaurant is available where dishes are expertly prepared with authentic flavors and quality ingredients. Whether you're enjoying a romantic dinner for two or a festive gathering with loved ones, the venue offers the perfect setting for memorable evenings infused with culinary excellence.







ALBIZYA BAY

HOTEL -
canopy[™]
by Hilton





Experience a secluded haven at Albizya Bay's Hotel - Canopy by Hilton with its 120 exquisite, branded rooms and privileged access to Seychelles' pristine beaches.

Each room is a sanctuary of luxury, unveiling breathtaking views that span across the lush greenery enveloping this idyllic destination.

Delight in the seamless fusion of comfort and nature, immersed in the renowned hospitality of Hilton. Surrender to the allure of this coastal paradise, where every moment is a celebration of serenity and elegance. Life doesn't get better.

Other hotel features include:

- Pool Club
- Relaxing spa amenities
- Grand lobby
- Kids' Club
- Vibrant community spaces
- In-house dining outlets







LOBBY



HOTEL ROOMS



GYM





AFLOYA

SPA

SEGA
BAR





KIDS' CLUB

AVOCET

FINE DINING
RESTAURANT







RETAIL VILLAGE



Retail therapy at the beating heart of the community

Adding to Albizya Bay's sense of being a full community where every need is lovingly catered to, the Retail Village is a charming hub for shopaholics and weekend browsers alike. This animated destination brims with a tempting mix of boutiques, dining havens, comfy cafés, and leisurely escapes.

Wander through a bustling hub designed to enrich the lifestyle of the residents, offering a treasure trove of daily essentials and opulent indulgences alike.

The Retail Village features:

- Multiple retail shopping outlets
- Signature and fine dining restaurants
- Cafés
- Supermarket
- Boutique stores
- Medical centre
- Touristic outlets
- Leisure facilities

RETAIL VILLAGE LAYOUT







CANOPY BRANDED RESIDENCES



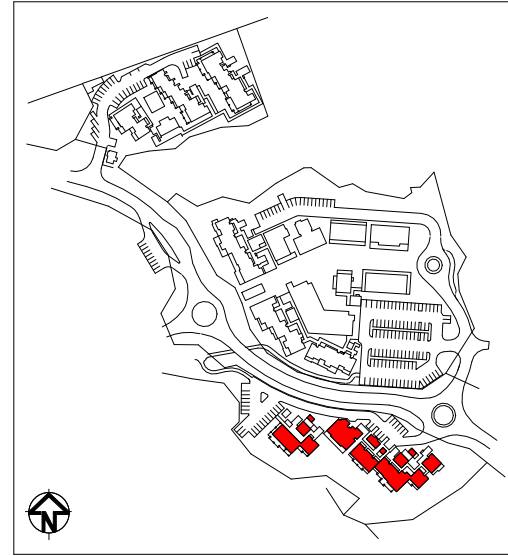
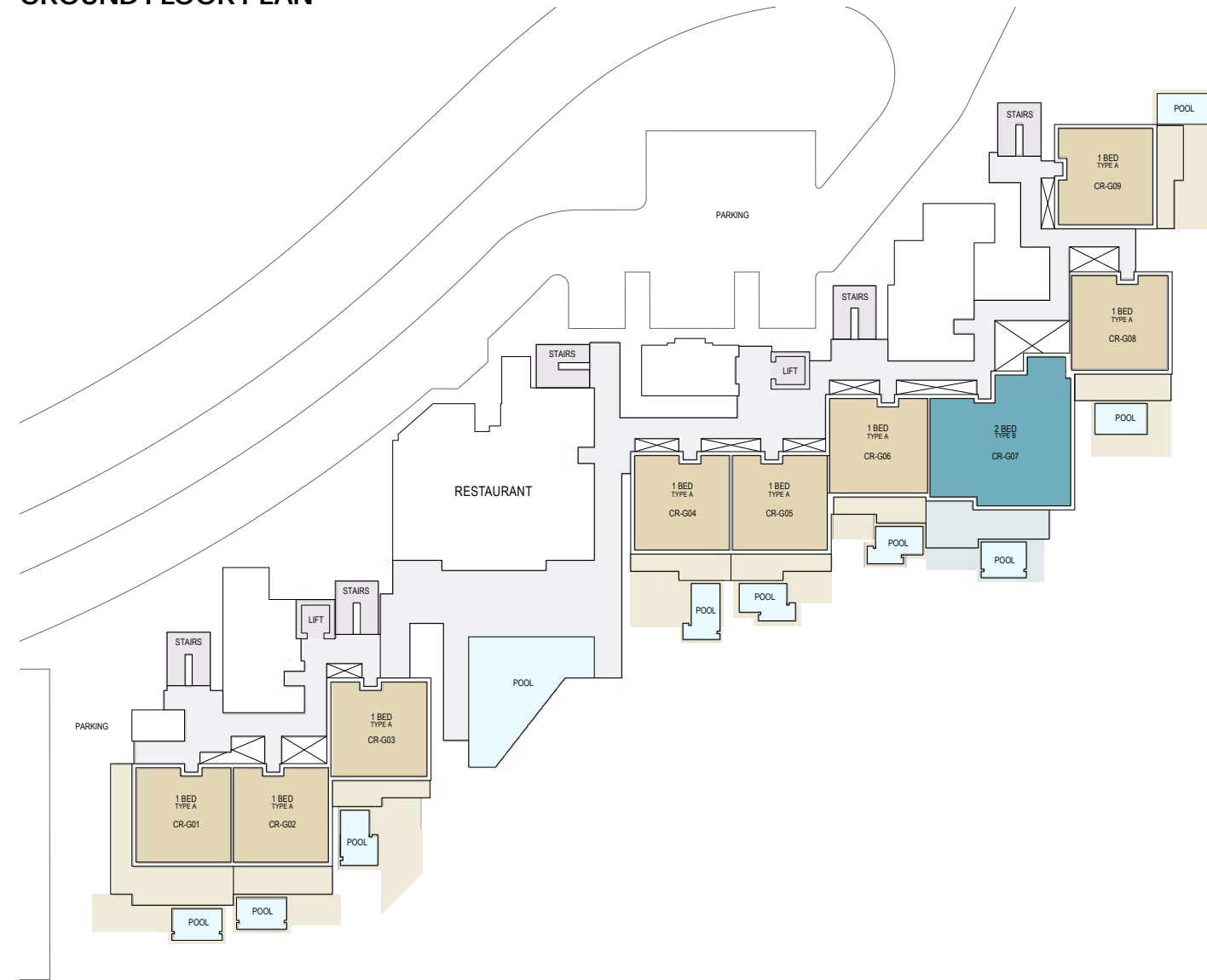
What's in a name? Sometimes everything. At Canopy Branded Residences, discover the distinguished touch of Hilton's renowned branding with exquisite interiors and a timeless sense of style.

These prestigious apartments boast spacious rooms, with a generous balcony offering enchanting views of the canal and biosphere area - seamlessly blending nature with luxury. Experience a lifestyle beyond compare, where every detail reflects a commitment to unparalleled quality and comfort.





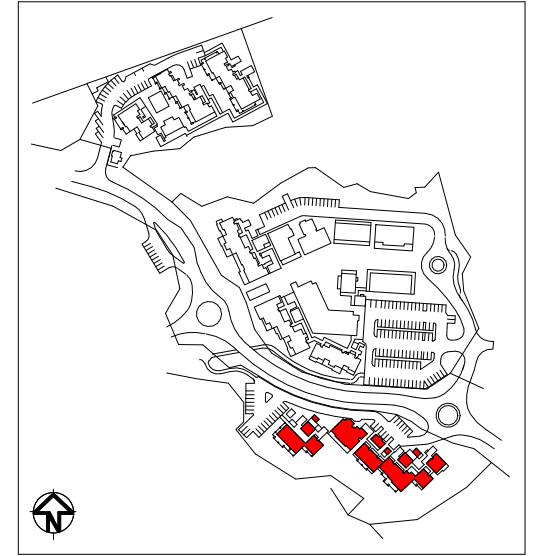
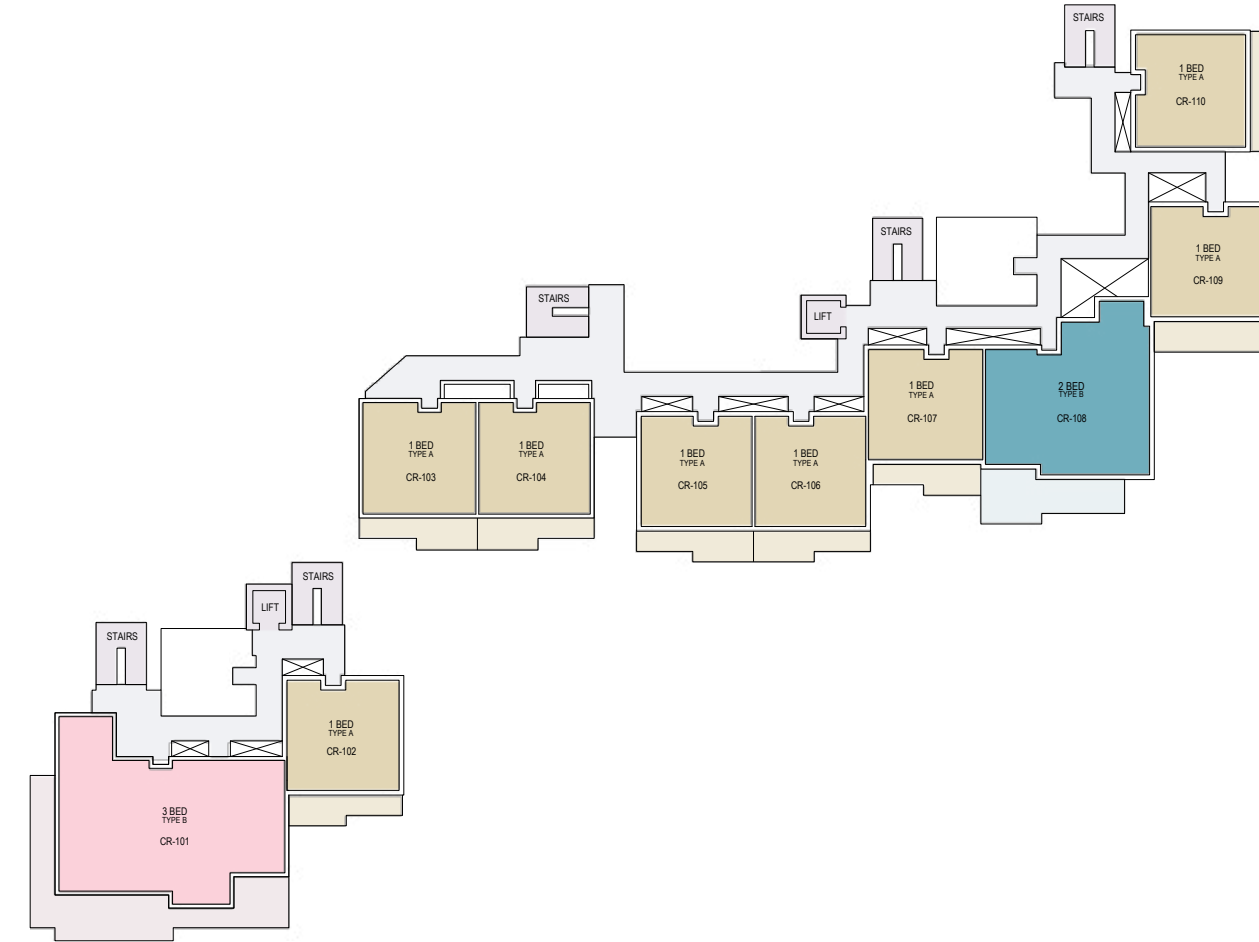
CANOPY BRANDED RESIDENCES GROUND FLOOR PLAN



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	2 BED TYPE B

Disclaimer: Apartment areas are tentative and will be confirmed based on verified measurements post final completion of buildings. However, the apartment layouts, general descriptions and commitment to quality remain as described.

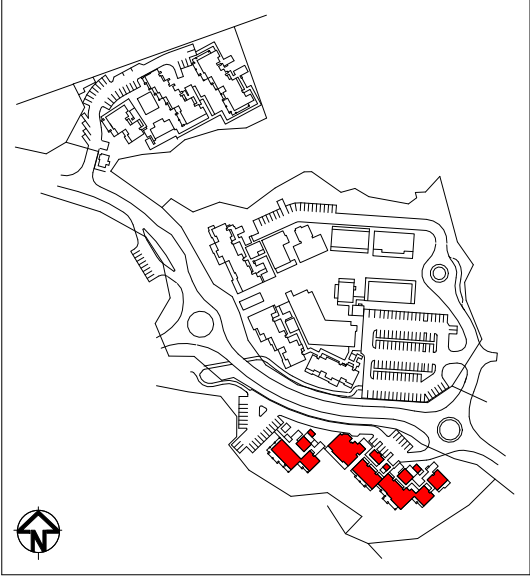
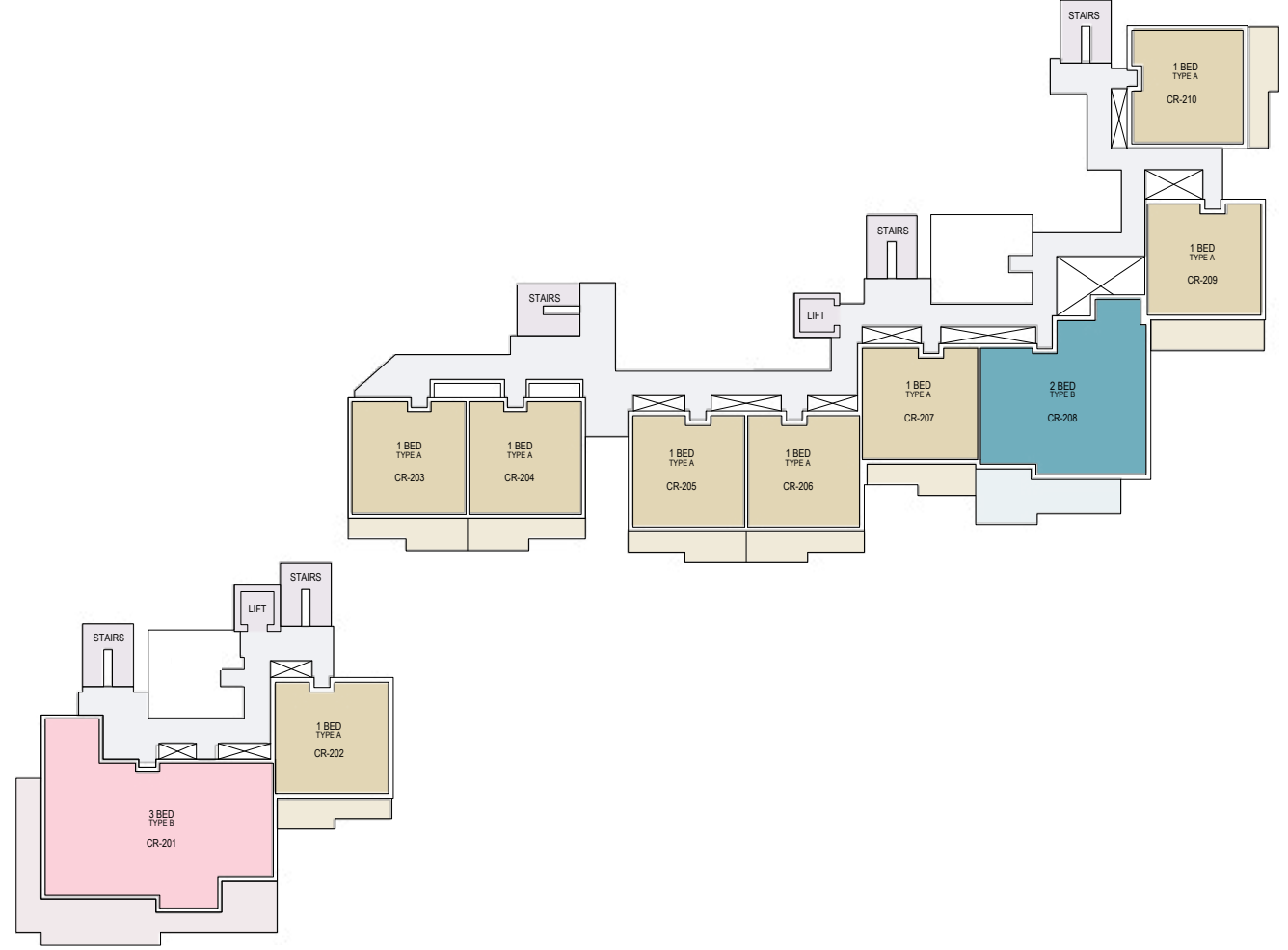
CANOPY BRANDED RESIDENCES FIRST FLOOR PLAN



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	2 BED TYPE B
	3 BED TYPE B

Disclaimer: Apartment areas are tentative and will be confirmed based on verified measurements post final completion of buildings. However, the apartment layouts, general descriptions and commitment to quality remain as described.

**CANOPY BRANDED RESIDENCES
SECOND FLOOR PLAN**



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	2 BED TYPE B
	3 BED TYPE B

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1 BEDROOM APARTMENT LAYOUT - TYPE A WITH POOL



FEATURES

- LIVING SPACE
- MASTER BEDROOM WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- OUTDOOR TERRACE
- PRIVATE POOL

No. of BR	01
Sellable Area	1,074 - 1,507 Sq.ft

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1 BEDROOM APARTMENT LAYOUT - TYPE A



FEATURES

- LIVING SPACE
- MASTER BEDROOM WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- OUTDOOR TERRACE

No. of BR	01
Sellable Area	907 - 995 Sq.ft

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2 BEDROOM APARTMENT LAYOUT - TYPE B WITH POOL



NTS

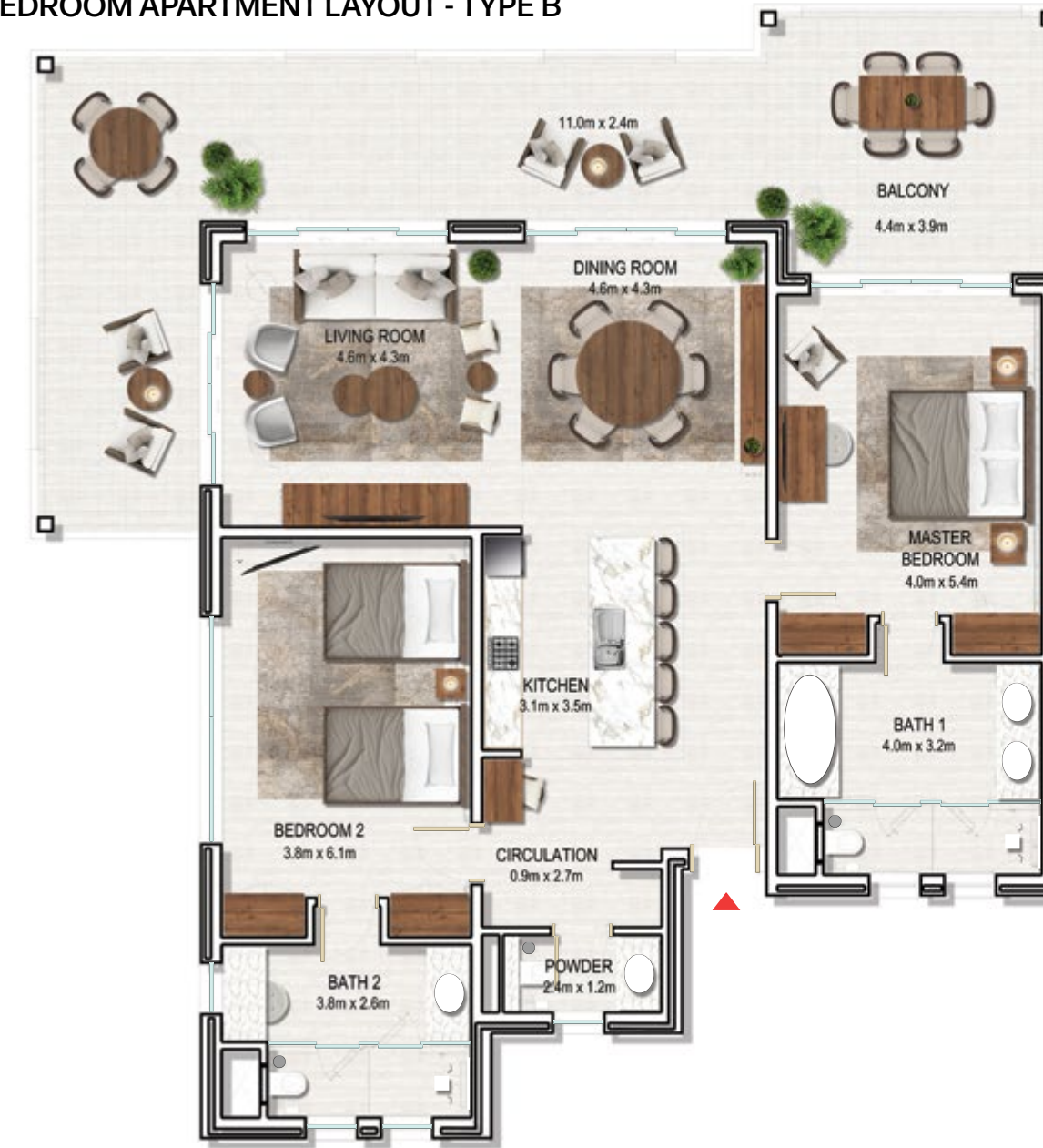
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FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE
- PRIVATE POOL

No. of BR	02
Sellable Area	1,997 - 2,097 Sq.ft

2 BEDROOM APARTMENT LAYOUT - TYPE B



NTS

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FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE

No. of BR	02
Sellable Area	1,772 - 1,872 Sq.ft

3 BEDROOM APARTMENT LAYOUT - TYPE B



FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- BEDROOM 3 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE

No. of BR	03
Sellable Area	2,680 - 2,836 Sq.ft

NTS

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INTERIORS



Disclaimer: Unless stated specifically, all accessories and internal/external finishes like, Wall cladding/Wall features, Chandeliers, Furniture, Appliances, Curtains, hard and soft landscaping, pavements, features, swimming pool(s) etc. displayed in the brochure or within the show apartment/villa (if any) or within the plot boundary and the unit, are not part of the Standard Unit, unless specifically noted and exhibited for illustration purposes only.







ALBIZYA CENTRAL



Discover Albizya Central, where the essence of modern living is reimagined in the heart of Albizya Bay. With an elevated position and a gorgeous view of the sea, Albizya Central is connected to the hotel by means of an underpass.

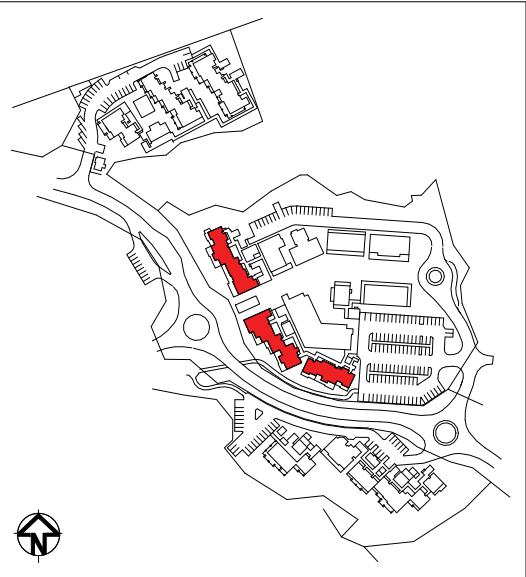
Embrace the unique charm of spacious contemporary interiors and a generous balcony that emphasizes the aesthetics of the surroundings. Each apartment is a testament to quality and comfort, fostering a sense of belonging accentuated by thoughtful design and functional floorplans. This is a place where every setting resonates with a harmonious blend of style and functionality, inviting you to experience a redefined standard of living.







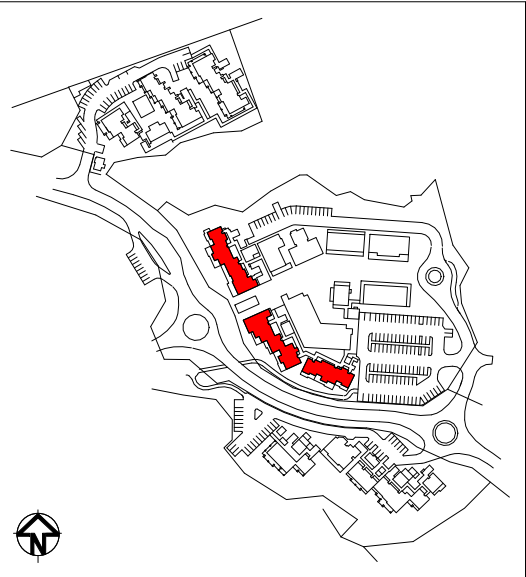
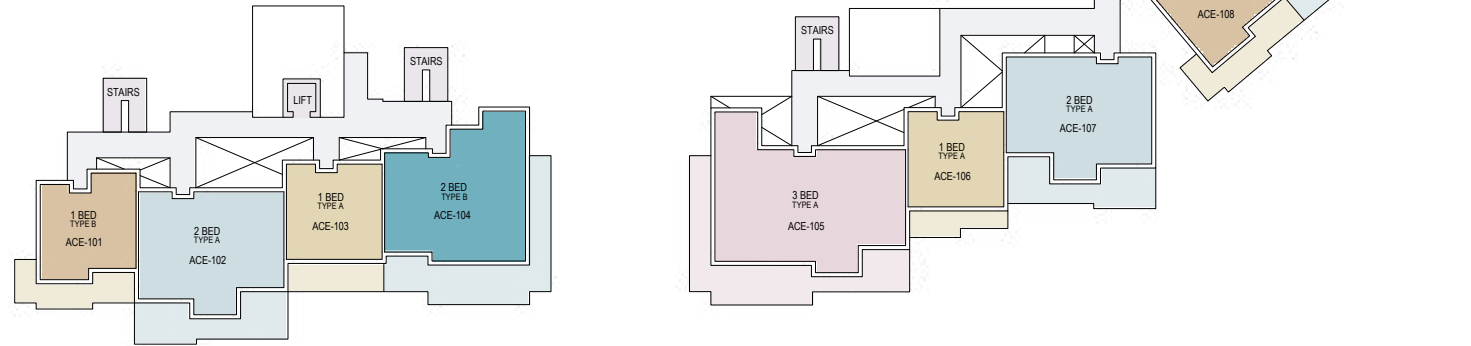
**ALBIZYA CENTRAL APARTMENTS
GROUND FLOOR PLAN**



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	1 BED TYPE B
	2 BED TYPE A
	2 BED TYPE B
	3 BED TYPE A

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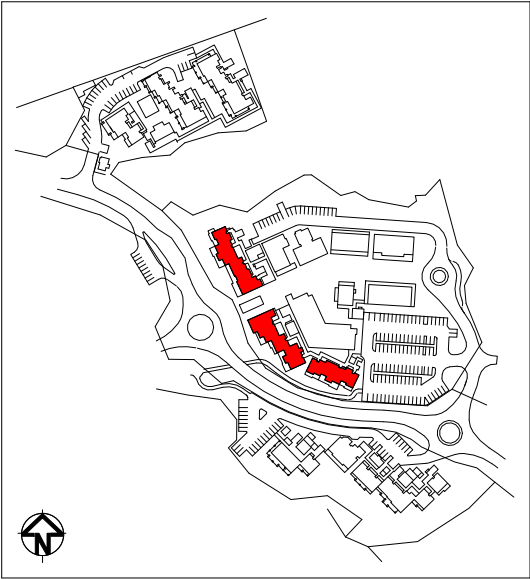
**ALBIZYA CENTRAL APARTMENTS
FIRST FLOOR PLAN**






APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	1 BED TYPE B
	2 BED TYPE A
	2 BED TYPE B
	3 BED TYPE A

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**ALBIZYA CENTRAL APARTMENTS
SECOND FLOOR PLAN**



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	2 BED TYPE A WITH POOL
	2 BED TYPE B WITH POOL
	2 BED TYPE C WITH POOL



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ALBIZYA NORTH



Escape to your own private mountain retreat at Albizya North in Albizya Bay. This collection of spacious contemporary apartments set against a lush, serene backdrop allows you to fully immerse yourself in the wonders of nature. With generous balconies to take in the magnificent views, relaxation is the order of the day as you bask in the unique beauty of Seychelles.

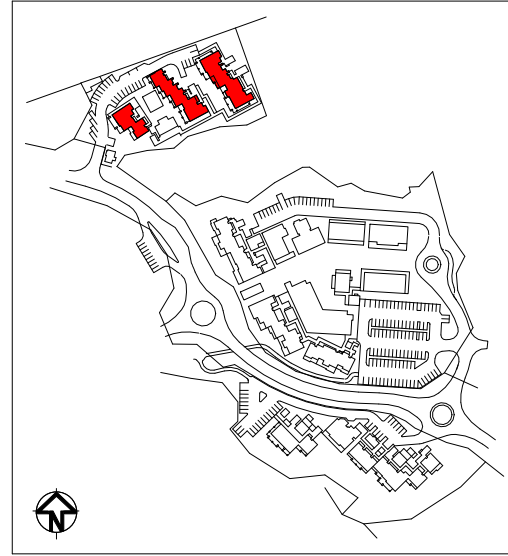
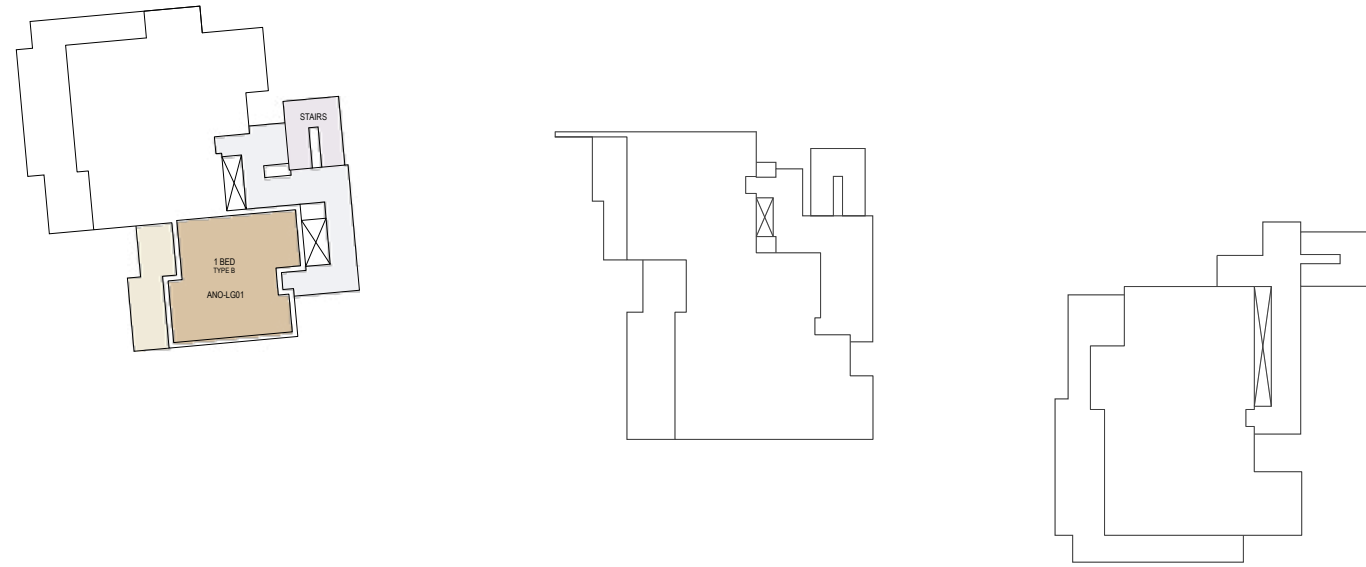








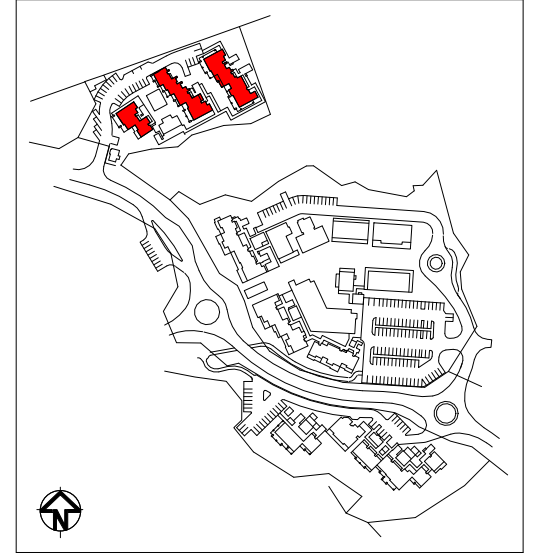
ALBIZYA NORTH APARTMENTS LOWER GROUND FLOOR PLAN



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE B

Disclaimer: Apartment areas are tentative and will be confirmed based on verified measurements post final completion of buildings. However, the apartment layouts, general descriptions and commitment to quality remain as described.

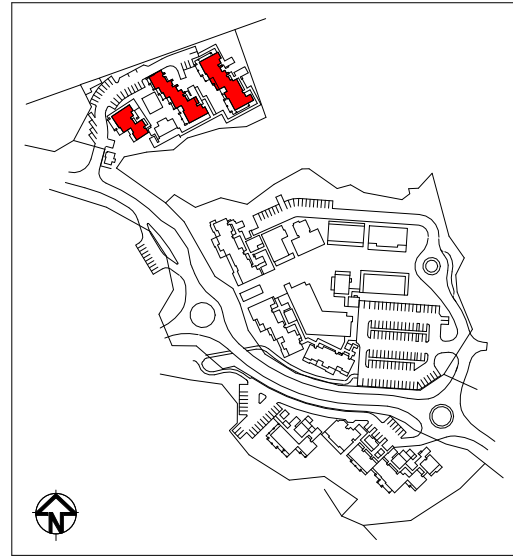
ALBIZYA NORTH APARTMENTS GROUND FLOOR PLAN







APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	1 BED TYPE B
	2 BED TYPE B
	3 BED TYPE A

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**ALBIZYA NORTH APARTMENTS
FIRST FLOOR PLAN**



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	1 BED TYPE A
	1 BED TYPE B
	2 BED TYPE B
	3 BED TYPE A

**UNIT LAYOUTS FOR
ALBIZYA CENTRAL AND ALBIZYA NORTH**

1 BEDROOM APARTMENT LAYOUT - TYPE A



FEATURES

- LIVING SPACE
- MASTER BEDROOM WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- OUTDOOR TERRACE

No. of BR	01
Sellable Area	935 - 1,068 Sq.ft

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1 BEDROOM APARTMENT LAYOUT - TYPE B



FEATURES

- LIVING SPACE
- MASTER BEDROOM WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- OUTDOOR TERRACE

No. of BR	01
Sellable Area	996 - 1,125 Sq.ft

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2 BEDROOM APARTMENT LAYOUT - TYPE A WITH POOL



FEATURES

- LIVING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- COMBINED KITCHEN/DINING
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE
- PRIVATE POOL

No. of BR	02
Sellable Area	2,345 - 2,688 Sq.ft

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2 BEDROOM APARTMENT LAYOUT - TYPE A



FEATURES

- LIVING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- COMBINED KITCHEN/DINING
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE

No. of BR	02
Sellable Area	1,764 - 1,888 Sq.ft

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2 BEDROOM APARTMENT LAYOUT - TYPE B WITH POOL



NTS

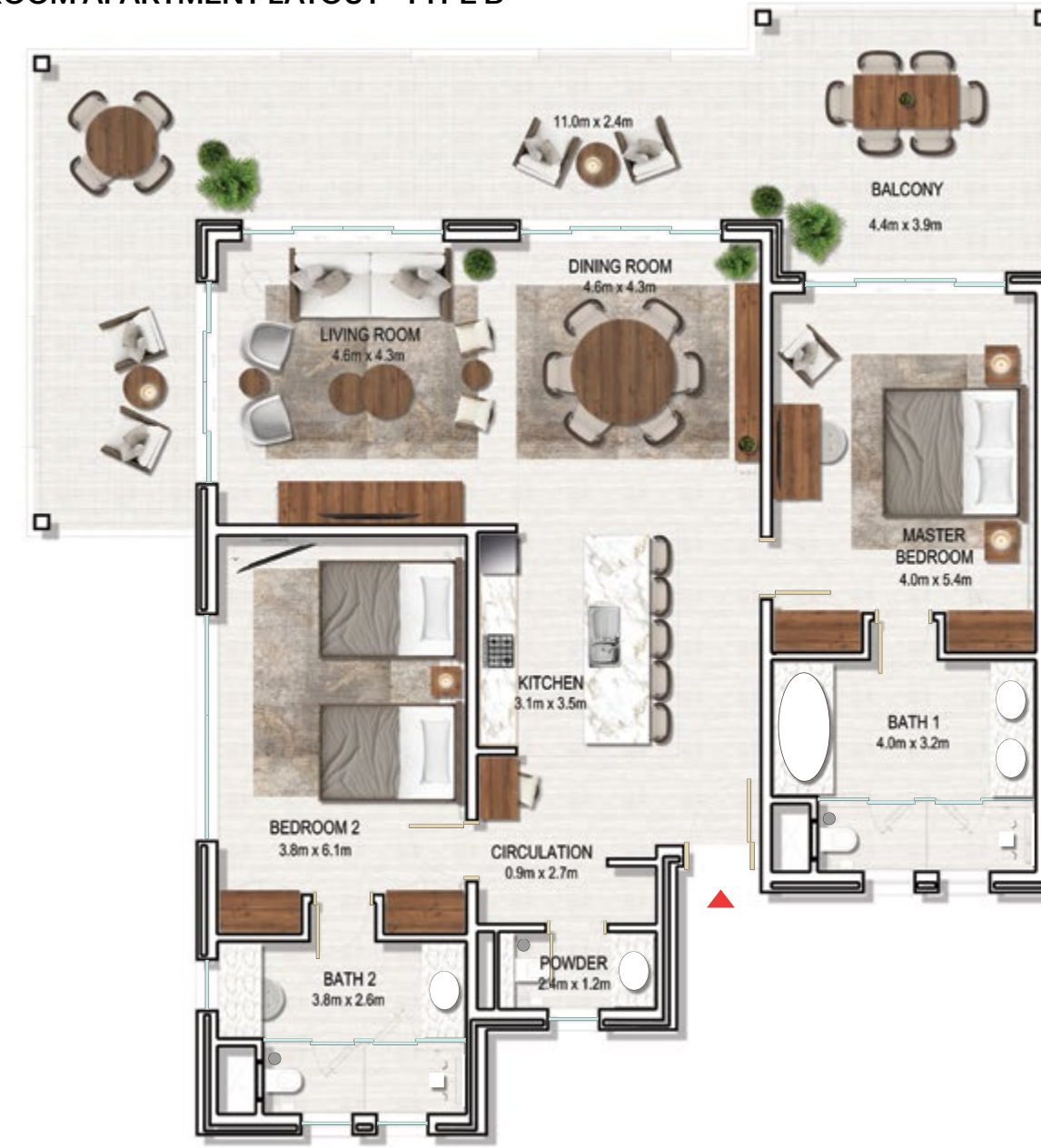
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FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE
- PRIVATE POOL

No. of BR	02
Sellable Area	2,931 - 3,077 Sq.ft

2 BEDROOM APARTMENT LAYOUT - TYPE B



NTS

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FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE

No. of BR	02
Sellable Area	1,938 - 2,380 Sq.ft

2 BEDROOM APARTMENT LAYOUT - TYPE C WITH POOL



FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE
- PRIVATE POOL

No. of BR	02
Sellable Area	2,793 - 2,933 Sq.ft

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3 BEDROOM APARTMENT LAYOUT - TYPE A



FEATURES

- LIVING / DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- BEDROOM 3 WITH ENSUITE BATHROOM
- KITCHEN
- POWDER ROOM
- LINEN / STORE ROOM
- DOUBLE OUTDOOR TERRACE

No. of BR	03
Sellable Area	2,461 - 2,837 Sq.ft

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ALBIZYA CONDOMINIUMS



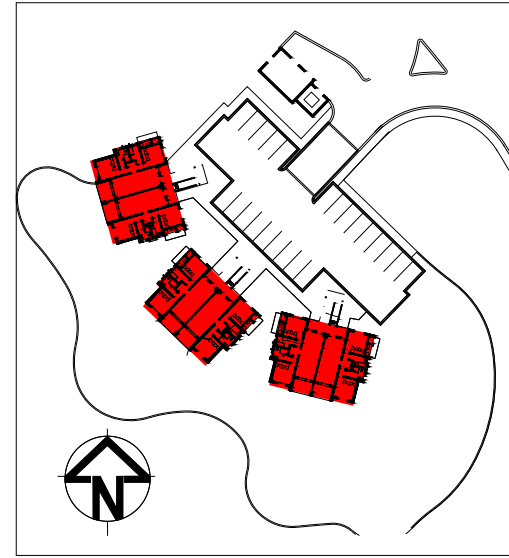
Sitting quietly in Albizya Bay and set against the breathtaking backdrop of Mahe, Seychelles, these modern residences with elevated views of the canal and biosphere are designed for those who seek to embrace the beauty of nature from the comfort of home.

The Condominiums contribute to Albizya Bay's community building aspirations, offering existing and prospective residents a secure yet welcoming residential property in a lush environment.





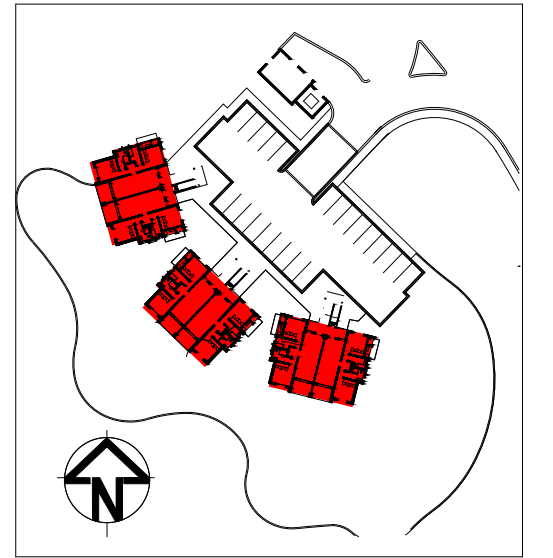
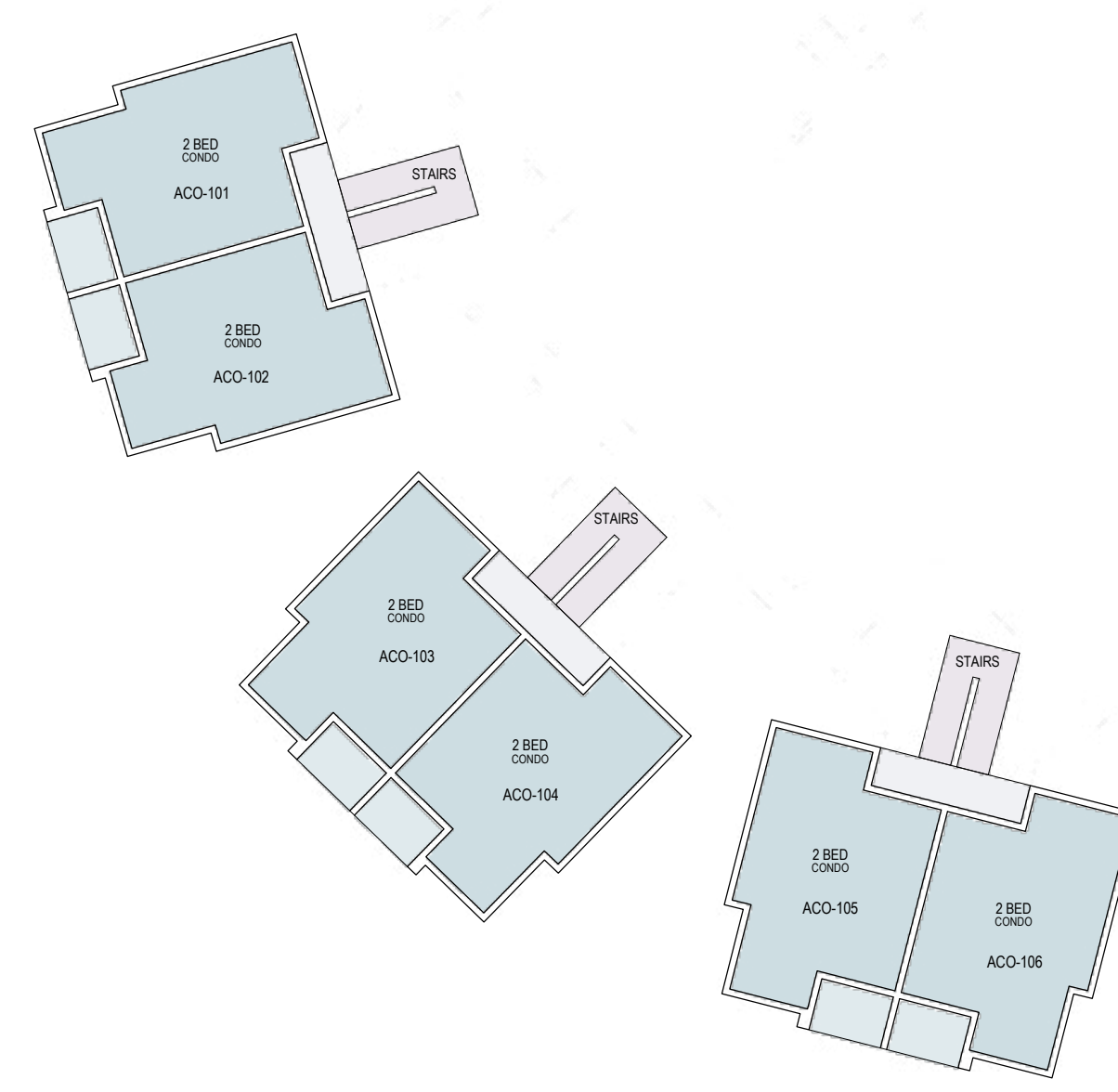
ALBIZYA CONDOMINIUMS GROUND FLOOR PLAN



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	CONDO

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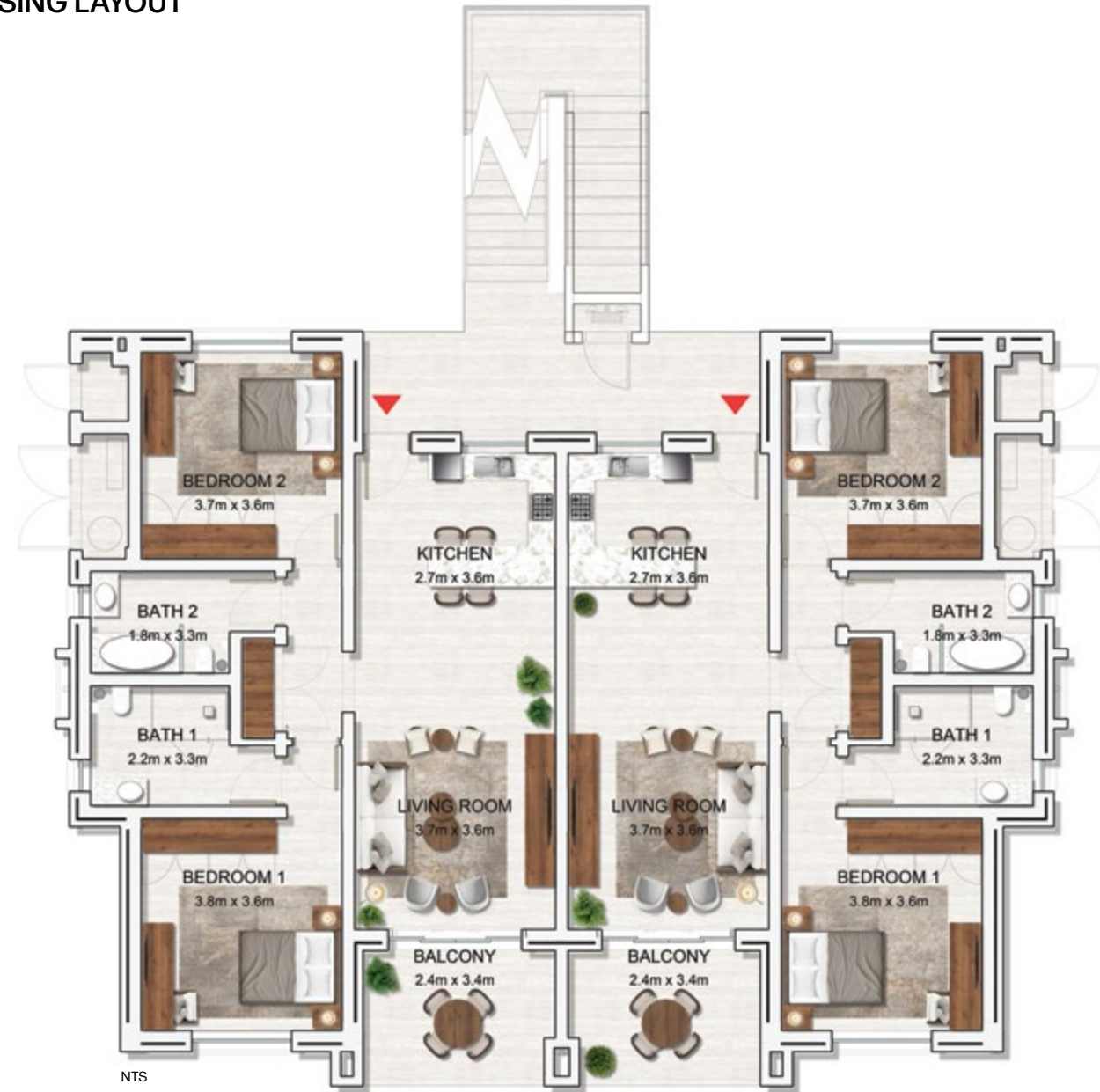
ALBIZYA CONDOMINIUMS FIRST FLOOR PLAN



APARTMENT TYPE DESCRIPTION	
COLOUR CODE	APARTMENT TYPE
	CONDO

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**ALBIZYA CONDOMINIUMS
HOUSING LAYOUT**



FEATURES

- LIVING SPACE
- BEDROOM 1 WITH ENSUITE BATHROOM
- BEDROOM 2 WITH ENSUITE BATHROOM
- COMBINED KITCHEN/DINING
- POWDER ROOM
- OUTDOOR TERRACE

No. of BR	02
Sellable Area	943 - 1,000 Sq.ft

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Developer



ANSE LA MOUCHE
DEVELOPMENT COMPANY
SEYCHELLES

Development Manager



**ROYAL
DEVELOPMENT
COMPANY**
AN ESG COMPANY

