

MANGO
House
SEYCHELLES

L X R
HOTELS & RESORTS



Region At-A-Glance

The Seychelles is an archipelago of 115 granite and coral islands, 4 to 10 degrees south of the equator and about 1,600km from the east coast of Africa in the western Indian Ocean. The islands of the Seychelles boast to have some of the world's most beautiful untouched beaches and rich in flora. With two UNESCO World Heritage Sites: the Vallée de Mai on Praslin and Aldabra, world's largest raised coral atoll, Seychelles is truly the Garden of Eden. The Seychellois are a beautiful and exotic blend of different races, cultures and religions coming from all corners of Africa, Europe and Asia.

The Seychelles islands depicts a canvas of sun, sea and sand mixed with experiential adventures on both land and water.

Key Interests of Destination

MAHÉ LOCAL ATTRACTIONS:

- Anse Intendance Beach 9Km
- Botanical Gardens 22Km
- Clock Tower Victoria 23Km
- Mission Lodge Viewpoint 24Km
- National Museum of History 24Km
- View Point 18.2Km
- Jardine du Roi (spice Garden) 4.9Km
- Michael Adams Art Studio (Alyssa Adams) 400m
- Grand Anse Waterfall 12.2Km
- Port Glaude Waterfall 17.9Km



Local Information

Location:

- Anse Aux Poules Bleues, South of Mahé
- District of Baie Lazare

Transport:

- Mango House to Seychelles International Airport 17.9Km in 28 minutes as a moderate pace by car

Attractions:

- Anse Intendance Beach
- Takamaka Rum Distillery
- Botanical Gardens
- Clock Tower Victoria
- Mission Lodge Viewpoint
- Rock pool Hike
- Hikes & Trails



Mango House Information

Mango House is a contemporary and intimate home, providing the backdrop to a multi-layered experience. Creative ingenuity, expansive views enveloped in the rugged nature of the Seychelles. Rooted in the South of Mahé, Mango House sits in her very own bay of Anse Aux Poules Bleues *"Bay of the Blue Chickens"*.

Mango House has an abundance of stories to be told, thanks to its original owner Gian Paolo Barbieri, world famous fashion & life photographer whose curiosity for travel led him to the Seychelles where he had built three of his homes on Mahé of which Mango House was his last.

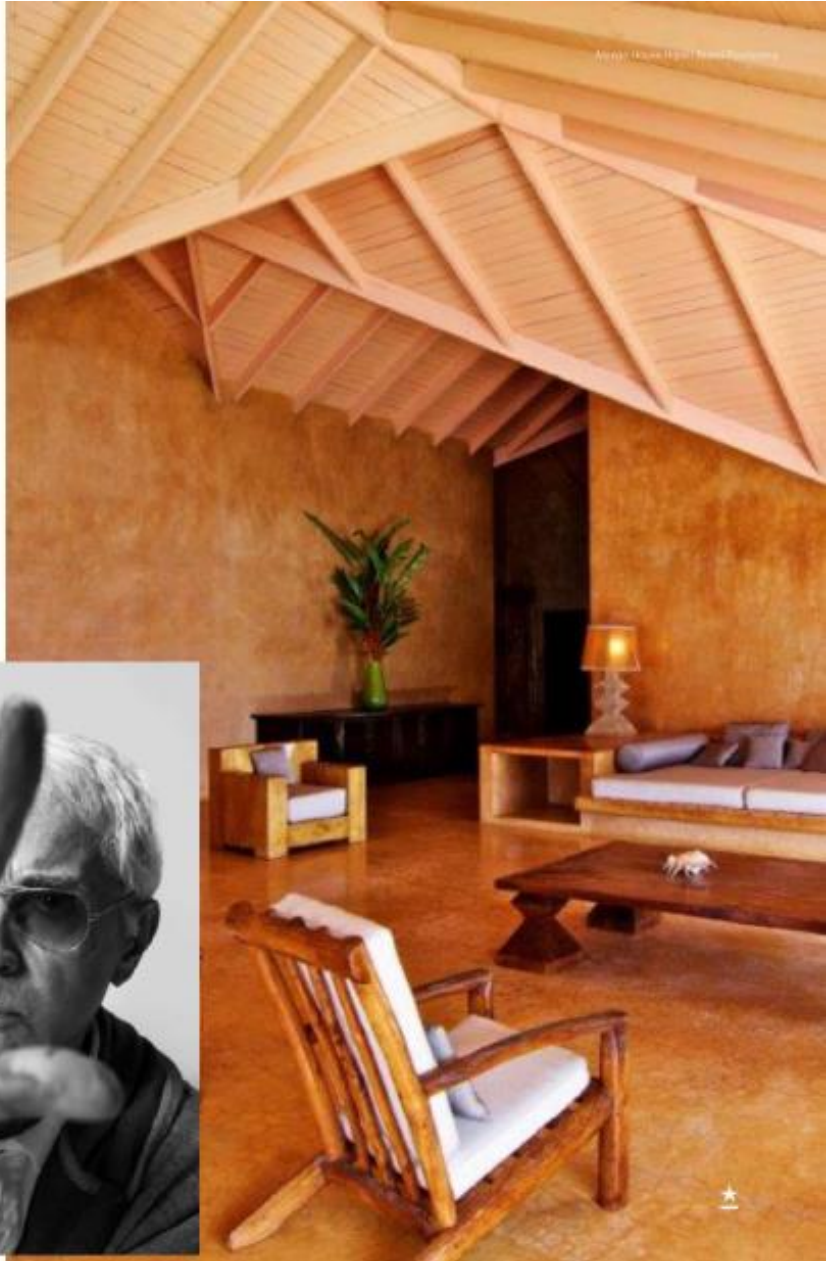
All 41 of our spaces have ocean views and a sun-kissed balcony or terrace, as well as distinctive natural décor showcasing the rugged natural beauty of the Seychelles..

The House of culture, art, nature, and pure elegance mirrors the location and traditions of the Southern lifestyle and folklore stories. A legacy left behind can be rediscovered and echoed with the walls. A legacy that gave birth to luxury within the Southern wilderness of Mahé.

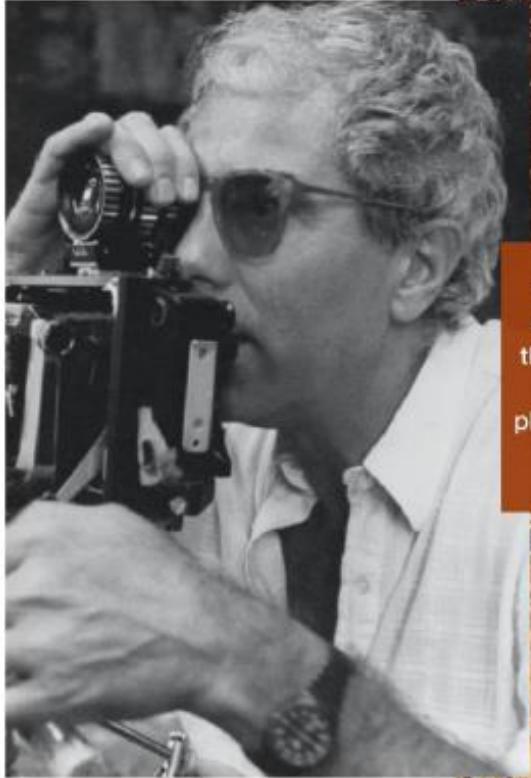
Mango House stands with open arms welcoming memory makers, storied humans, globalistas, relaxed romantics and multigenerational families.



MANGO HOUSE: THE HOUSE
The Original Owner



Gian Paolo Barbieri was born in Via Mazzini, to a family of textile wholesalers. It was in his father's textile warehouse that he found his thirst for creativity and photography, which lead to him becoming one of the most celebrated photographers in the world. His curiosity for travel led him to the Seychelles, where he built his home, Mango House.



Primary Business Drivers

Leisure



TOTAL NUMBER OF GUEST SPACES
41

TOTAL NUMBER OF CATEGORIES
11

TOTAL NUMBER OF ROOMS
29

TOTAL NUMBER OF SUITES
9

TOTAL NUMBER OF VILLAS
3

GROUP GUEST ROOM CEILING
13

DO YOU ALLOW GROUP BUY-OUT /
OFFER HOTEL EXCLUSIVITY (Y/N)
Yes on demand

TOTAL SQUARE FT/ METER MEETIN SPACE
45 sqm / 484.37 sq.ft indoor
70 sqm / 753.47 outdoor

STUDIO (Meeting Room)
45 sqm / 484.37 sq.ft

IDEAL MEET / FEED GROUP SIZE
20 persons

TOTAL NUMBER OF FOOD & BEVERAGE
5

KEY LEISURE AMENITIES AT MANGO HOUSE

- Anpe (wellness sanctuary)
- Mango Pips (Kids Club)
- Popup non-motorized watersports center
- Secluded Beaches x 2
- Infinity Pools
- Five F&B outlets

Mango House Accommodation

All of our rooms, suites & villas are sea-view with floor to ceiling windows and sun-kissed balconies or terrace, as well as distinctive natural décor mirroring the natural colours & natural beauty of the Seychelles . From the intimate Cliff House, to our beachfront villas, Mango House comfortably and delightfully accommodates couples, singles to multigenerational families.

Unique Room Amenities:

- Balcony or terrace in every room
- Comfortable bed, seating and reading area
- Large bathroom with shower & bath “His & Hers Basins”
- His & Hers designer beach bags & hats with elements of design from Alyssa Adams
- His & Hers Kimonos available in Suites designed by Alyssa Adams for Mango House
- Personalised Welcome Amenities and Guest Experiences
- In all rooms, suites & villas minibar is available with a Nespresso & Tea station (Avantcha Tea)
- Suites & Villas have their own personal cocktail bar called **MyBar**
- In-Villa culinary journeys
- TV, WIFI, telephone, aircon and fans in all categories



Accommodation details



Category	Count
Deluxe Rooms	3
Deluxe Accessible Rooms	1
Premium Deluxe Rooms	14
Bay House Family Rooms	4
Bay House Grand Terrace Rooms	7
Beach House One Bedroom Suite	2
Cliff House One Bedroom Suite	2
Bay House One Bedroom Pool Suite	3
Cliff House Panorama Suite	1
Ocean House One Bedroom Pool Suite	1
Bay House Three Bedroom Pool Villa	3
Total	41



OVERALL SITE PLAN

- PUBLIC AREAS
- BUNGALOWS
- B.O.H.



ENTRANCE

Leisure Outlets



Name of Outlet

Hours

Anpe (wellness sanctuary)

09:00 – 18:00

Mango Pips

09:00 – 21:00

Fitness

24hrs

Non-motorized watersports

09:00 – 18:00

Infinity Swimming Pools

07:00 – 18:00

Anpe 'At Peace' in Creole

Curated Wellness

An experience space focused on escape and relaxation, with a personalized approach to ingredient blending, customized treatments and selected durations. Breathtaking views, open air serenity, heat, water and anti gravity sensations.

Unique components:

- One on one personalised experience
- Blending bar for products
- Customized treatments
- Enhanced wellness experiences
- Yoga
- Meditation
- Wellness days
- Wellness stays

The wellbeing space has been created to compliment and amplify the artisanal experience of LXR Mango House. With a focus on wellness and wellbeing, deep relaxation and a sense of being 'at peace' will be experienced.

Uniquely personalized treatments are performed by our Seychellois therapists, who will deliver an island experience blending traditional elements of therapeutic treatments with the technology of Western treatments.

Products and ingredients are carefully selected to harness the power of local plants and natural resources with a focus on sustainability and local artisans.

Products are created in the Seychelles by local artisans, and have been customized for LXR Mango House for the maximum wellbeing of our guests.

Taking a holistic approach to mind, body and soul, we focus on the inside and outside with a range of mind and body experiences



MANGO PIPS

Our very own kids journey...



The 6 touch points of the Mango Pip journey

- ▶ Pre-Arrival
- ▶ Arrival
- ▶ During the stay
- ▶ Pre-Departure
- ▶ Departure
- ▶ Post Departure

Activities

- Fun on the Water**
"Sustainable non-motorized sports classes"
- Chef and Pips**
Cooking Classes
- Reef Safari**
Water adventures such as snorkeling, paddling etc
- Pips Yoga**
Kids Yoga
- Bubble Maker**
Diving for kids in the pool and shallow sea
- Pareo Painting**
A local group that do prints using leaves and flowers
- Pineapple Tour**
A textile tour
- You are the Artist**
Painting with our in-house artist
- Sculptors of the sand**
Sand sculptures
- Dr. Marine Biologist**
Learning a bit on our biodiversity and other amazing wonders with our in house marine champion
- All about the stars**
Astrology
- Creole Pips**
Learning Creole
- Arts & Crafts**
Creating bracelets etc
- Coconut Art**
- The buccaneers**
Let's search for treasure
- The folktales of the South**
With a story teller of the South

Events, Weddings, Celebrations

Mango House provides a stunning backdrop with luscious flora, glistening blue crystal waters & powdery white sandy beaches for the start of tailor-making your special, social, intimate events and gatherings.

Unique meeting & events amenities:

- Weddings & Events Ambassador
- Civil and Symbolic wedding ceremonies, vow renewals at pristine beaches of Seychelles
- Destination & tailor made wedding, renewal of vows
- Static & tailor made wedding packages
- Wedding rituals through our Guest Experience Team
- Culinary delights
- The **Studio** has a distinctive sense of space for intimate social gatherings to “leisurely” work meetings

Room Details:

- Total Sq Ft/Meters Space 115
- Total number of meeting rooms 1
- Largest group meeting capacity 20



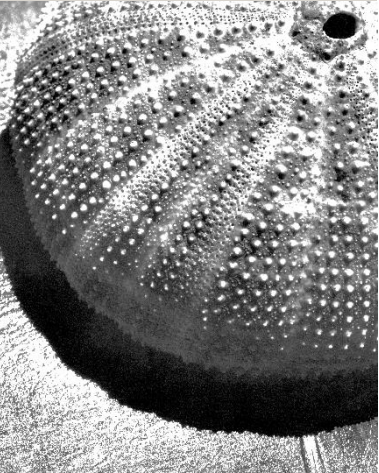
Food & Beverage



Name of Outlet	Hours	Food Type
Muse	07:00 – 22:30	Mediterranean cuisine and soulful sharing platters. A real social atmosphere to engage with our guests.
Soley	10:00 – 17:35	For a light, healthy, vibrant “Bento Box” delights and cocktails, whilst gazing upon the beautiful bay and within steps of our pool.
Kokoye	14:00 – 22:30	A cultural influence of Indo-Seychellois tastes & artistic mixologists creations of crafted rum and gin cocktails.
Azido	14:00 – 21:30	Indulge in the fine artistry of Japanese Cuisine and take in one of the most breathtaking views at Mango House.
Moutya	10:00 – 21:30	See it in the dance, taste it in the food, Moutya is paying cultural homage to our Creole fiery cuisine.
CRAVE	24hrs	Just like home, we create you all time favourites at any time!

Unique Selling Points of Mango House

- LXR Hotels & Resorts is a collection of luxury properties that represent their unique location and offer a singular travel experience native to their place, history, and tradition
- Mango House is the first LXR property in the African, Indian Ocean region and first luxury property for the Hilton Seychelles portfolio
- Five unique F&B spaces which individually curates journeys of distinguished Mango House flavours
 - Incorporating local culinary heritage
 - Tailor-made destination dining
 - Identified culinary elements that highlight the individual flavours of each space
- Only 13 bedroom villa in the Seychelles boasting 180 degrees of panoramic Seaview facing rooms enabling to accommodate large multigenerational families and celebratory travels
- Experiencing curated journeys of distinctive, cultural, epicureanism and island adventure, all unfolds before you from the moment you arrive "Home".
- **Home to handcrafted hospitality.** A sense of Home, open arms, welcoming & luxuriously comfortable. With distinctive artistic heritage such as Gian Paolo Barbieri, story telling, tailor-made guest experiences, refined local ingredients are all perfect harmonious within the Mango House journey.
- Anpe wellness sanctuary is an experience focused on escape and relaxation, with a personalized approach to ingredient blending by a local atelier used with customized treatments and selected durations. Creating a sublime sense of organic energy and holistic centering
- Multigenerational families traveling for downtime, seeking togetherness & making new memories
- Mango Pips, journeys superficially designed for the Mango Child, a journey of curiosity, education, adventure and wonder – a Mango take on a "kids club"
- Affiliation to a famous photographer, Barbieri and his work, contemporary beauty are elements highlighted throughout the house, creating the unique positioning of a luxury property.
- The perfect set up for the intimate, VIP and family groups using the clusters of spacious 3 – 13 bedroom villas and the private location of Anse Aux Poules Bleues
- A bay that accommodates a nautical playground of and aquarium of wonder. Flawless, pristine and untouched



BRAND POSITIONING

How Mango House's positioning ladders up the LXR's brand pillars...

MANGO HOUSE
POSITIONING

HOME TO HANDCRAFTED HOSPITALITY

LXR BRAND
PILLARS

PLACE- Enduring luxury

The luxurious base of exploration for the well-travelled, LXR properties are found in the World's most intriguing places. Each has its own fascinating pedigree and story.

HOSPITALITY- Singular service

LXR is luxury that hinges on each individual interaction and delightful experience. It is never mass-produced

OFFER- Remarkable experiences

LXR properties transform their extensive knowledge of the destination into custom immersions and excursions that earnestly share the culture, history, and nuances of the area.

MANGO HOUSE
PILLARS

A SENSE OF HOME

Authentic to its origin, a contemporary retreat that feels social, inviting and homely.

CULTURAL CANVAS

A place defined by the beating hearts of its hosts and guests, and rooted in the craft of refined experiences.

SOCIAL GENIALITY

Originality, honesty, creative ingenuity and artistic flair. Intimate expressions woven into the tapestry of the space and experience.

MANGO HOUSE
REASONS TO
BELIEVE

- Open, warm and convivial
- A house with heritage
- Distinctive character and unique history
- Storied and distinctive
- A canvas for both immersion and togetherness

- Always with open arms
- Inspired by creative flair
- We delight in every detail
- Curating joy for others

- Artisanal charm
- A collection of dining experiences
- Balance between refined luxury and adventure
- Social spirit & conviviality
- Connected to the locale