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CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

## Guana Bay St Maarten Land For Sale

Guana Bay 📍 Sint Maarten

**MLS# 1146714**

Vacant Land

**268,320**



**District/Area:** Guana Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Vacant Land  
**Prop.View:** Hillside  
**Land Area:** 1,000 m<sup>2</sup>  
**Class:** Residential

### Features and Amenities

**Condition**

Well Maintained

**Building - Framing**

Other

**Outdoor Features**

Landscaped

**Sewage system**

To lot  
Complete

**Parking - Type**

Parking Lot

**Driveway**

Paved

### Remarks

**bloomingdale guana bay estate development land for sale**

**amazing prices ! starting from just a square meter.**

bloomingdale guana bay estate selling 9 plots of land h1, h2, h3, h4, h5, h6, h7, h8, h9. out of these 9 plots, h1 is already sold! this beautiful land sits on the hilltop extending from the entrance of guana bay showing incredible hillside views through great bay, philipsburg and the salt pond.

# charming and magnificent sunset views!

**this land exquisitely gives you spectacular sunset views unlike other properties in guana bay.**  
sunset views

on additional note, plot h9 also flaunts views over st baths, whilst offering sunrise and sunset views which are considered to be the most spectacular as compared to other hillside views.

we like to give you a true and clear picture about the buildings. that is why we have listed all the building conditions below. we are stating the normal facts and the conditions to protect your investment value on the long term from over-development and market value.

## guana bay estate land conditions

- building envelope 25%
- driveways must be a minimum of 8 meters wide and paved for at least 3 meters.
- all buildings must be connected to a proper sewage treatment system.
- the height of boundary fences may not exceed 1.5 meters unless transparent it may be 2 meters
- for every two bedrooms, regulations state one parking lot.
- excavation must be done in such fashion that the angle of the land minimizes erosion; i.e. with temporary run-off control. note: slopes with angles steeper than 45deg should have retaining walls installed.
- exposed terraces with heights over 2 meters must also have retaining walls installed.
- building height may not exceed 9 meters and contain a maximum of two floors.
- the maximum height of the roof eaves is 7 meters from existing grade
- in case of roof slope, all roofs must have angles between 20 and 45 degrees.
- the foundation of the building may not exceed 1.2 meters above ground level. it is possible to increase this height with the approval of rob.
- the minimum allowable distance between an access road and the facade of the building is 5 meters.
- the minimum allowable distance between a common boundary and a building is 3 meters.
- the minimum allowable distance between two main buildings is 5 meters.
- each individual building must contain a cistern with a minimum capacity of 3 cubic meters per

bedroom, per building

- in case a retaining wall is mandated due to conditions of terrain, this is the first structure that needs to be built before the rest of the development may continue.

prices are negotiable (especially if you decide to buy more than one lot.)

## prices and lot sizes

- h1 - sold
- h2: 4055m<sup>2</sup> - price: ,920
- h3: 3986m<sup>2</sup> - price: ,760
- h4: 3572m<sup>2</sup> - price: ,440
- h5: 3450m<sup>2</sup> - price: ,320
- h6: 3527m<sup>2</sup> - price: ,502
- h7: 3867 - price: ,600
- h8: 3814m<sup>2</sup> - price: ,680
- h9: 13430m<sup>2</sup> - price: ,800

invest in your future now!