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

# Modern 3 Bedroom Indigo Green Villa For Sale

Indigo Bay 📍 Sint Maarten

**MLS# 1148268**

Single Family Homes

**1,350,000**



**District/Area:** Indigo Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Ocean View  
**Beds:** 3  
**Baths:** 3.0  
**Living Space:** 1 m<sup>2</sup>  
**Land Area:** 1 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

**Security**

Security Guard

**Beach Access**

Private Beach Access

**Swimming Pool**

On-Site Pool

## Remarks

# modern indigo green three bedroom villa for sale

Century21 presents to you a magnificent architectural and interior masterpiece for sale in Indigo Green. A three-bedroom villa touched by romance!  
Wait till you see the views from the rooftop terraces; you will not leave this St Maarten villa! Indigo Bay offers you the best of privacy, security, ocean views, and an incredible Caribbean community.

## indigo green villa

The villa is built over four spacious levels! Indigo Green villas are the pinnacle of St Maarten real estate! The main entrance is on the ground floor which includes a grand living-dining area which opens up to the most amazing pool lounge and terrace. You even have a bedroom on the ground floor with access to back garden. This is unique to this villa only!! Two bedrooms on the first floor with a delightfully romantic

master bedroom! The master bedroom has its own private terrace! The rooftop space is also a huge upgrade when compared to other villas; because this space has been really enhanced! Check out the huge terrace here with hot tub and ocean views that will leave you speechless! I love this home! Enhanced with love! The best features and upgrades; this Indigo Green villa is the best property within the luxury confines of Indigo Bay. What an opportunity!! Wow.

April 2022: Available now.  
Call or WhatsApp Ritika on +17215261819

Indigo Bay is a fully enclosed and secure community in St Maarten. The only estate of its type; with security and world-class infrastructure.  
I absolutely love Indigo Bay, with its quiet beaches and pristine waters. The fresh breeze, the sound of the birds, the tropical greens and turquoise oceans.  
This is Caribbean living at its best.

## indigo bay st maarten villa for sale

- a luxury four-level villa, 100% made with helix reinforced concrete and ready for you to move in.
- the finest in furniture and everything is touched by luxury. three large oceanview bedrooms and two and a half bathrooms offer you this opportunity to bring your family to the caribbean!
- stunning large kitchen with modern appliances. just look at those ocean views from here!
- the open-plan living area offers a bright space for entertainment and family living.
- one of the best features of this villa in indigo bay is the superb large master bedroom with a glamorous ensuite bathroom and walk-in closet.
- the furniture is hand-picked from europe and is the perfect setting for this ultra-modern villa in indigo bay.
- three bedroom, two bathroom villa in indigo bay
- 285 square meters of living space!
- part of the five-star indigo green development in st maarten
- covered parking for 2 cars and additional parking of another 2 cars!
- private pool and lounge with panoramic ocean views and privacy
- semi-covered large rooftop terrace with incredible views!
- hot tub and shower available with a bottle of wine!
- indigo green offers a generator, video surveillance and outstanding maintenance of common areas.
- common areas has 24 hrs security guards, gated community, gardens, two extra pools and a gym, turnkey.
- this villa has been upgraded with better hurricane shutters which were installed throughout the property.

- the kitchen was enhanced with luxury back splashes and the living area is dressed in premium european designer furniture.
- the new garden was created in the back which offers a comfortable green area for rest
- wooden seat for the advanced rooftop hot tub
- back up generator

Indigo Green Villa in Indigo Bay is a brand new contemporary designed Caribbean Villa development in Indigo Bay on Dutch-side St. Maarten.

Indigo Green is being developed in two distinct areas – Indigo Bay villas and Indigo Bay condos. The villa section will host 19 villas. The first 14 Indigo Bay villas are already under construction with 12 of them already sold. The prices below apply to the last few available villas. My experienced eye tells me that the villas with the best views are still available!

Call me for the latest availability list and the true verdict on Indigo Green and new five-star hotel project in Indigo Bay.

Ritika on +17215261819.

Featured on HGTV.

- 3 spacious bedrooms
- 2.5 bathrooms
- earthquake protection helix concrete
- private pool
- community pool
- private rooftop patio with stunning views
- amazing sea views
- walk to white sand beach, restaurant, hiking trails
- central location, minutes to everything!

## indigo green villa features:

- insulated walls and ceilings
- louvered ventilated windows in every room (with screens)
  - solar tinted glass
  - cross ventilation design

- low consumption toilets
  - high efficiency inverter a/c
  - tankless water heaters
  - solar panel system option
    - led lighting
  - individual water cisterns
- 8-foot doors for better ventilation
- heat reflective outdoor surfacing
  - security
- hurricane and earthquake resistant poured-in-place concrete structure
  - impact-resistant glass
    - shutters
  - gated community
  - intelligent design
- plumbing and wiring inside wall cavities, not in concrete
- 9.5-foot ceilings on living room floor, 8.5-foot on bedroom floor
  - large format floor tiles
- wired for internet, tv and alarm
- stainless steel appliances with propane gas cook top
  - propane gas line to bar-b-q on terrace
  - full-size washer & dryer
  - lock-it-and-leave-it solution
  - community pools and gym
    - garage option
    - rental option
- homeowners association to manage
  - security entrance
  - community pools and gym

- landscaping & irrigation
- garbage removal
- sewage treatment plant
- the gated community offers 3 swimming pools to enjoy and a gym where you can even stay fit while on vacation or make part of your daily lifestyle.
- come and live the dream and make this amazing property yours.

## why buy at indigo bay

Quick appreciation of your property value!

Amazing community pools and exercise room round out this amazing offering.

A short stroll to the famous Indigo Bay Beach which features white sand, loungers and a restaurant and bar. And this condo is close to all amenities. A few minutes drive to just about everything as it is halfway between airport and Philipsburg. Perfect for vacationers renting by the week.

Taxes on the Dutch side of the island

No property Taxes

Capital Gains: No

Closing Costs: 4% Transfer Tax, Approx. 1.5% Notary fees and 1% transfer fees

Indigo Green Construction

The attention to every detail at Indigo Green is mind-blowing. Indigo Green is like a a sheep in wolf's clothing. Rugged on the outside and sophisticated on the inside.

Even the concrete they use is insanely strong by being loaded with tiny metal bars to reinforce the strength of the concrete.

Indigo Bay is a fully enclosed and secure community in St Maarten. The only estate of its type; with security and world-class infrastructure.

I absolutely love Indigo Bay, with its quiet beaches and pristine waters. The fresh breeze, the sound of the birds, the tropical greens and turquoise oceans.

This is Caribbean living at its best.

## construction quality at indigo green sx

A luxury four-level villa, 100% made with Helix reinforced concrete and ready for you to move in. The finest in furniture and everything is touched by luxury. Three large oceanview bedrooms and two and a half bathrooms offer you this opportunity to bring your family to the Caribbean! Stunning large kitchen with modern appliances. Just look at those ocean views from here!

The open-plan living area offers a bright space for entertainment and family living. One of the best features of this villa in Indigo Bay is the superb large master bedroom with a glamorous ensuite bathroom and walk-in closet.

The furniture is hand-picked from Europe and is the perfect setting for this ultra-modern villa in Indigo Bay.

Three bedroom, two bathroom villa in Indigo Bay

285 square meters of living space!

Part of the five-star Indigo Green development in St Maarte

Covered parking for 2 cars and additional parking of another 2 cars!

Private pool and lounge with panoramic ocean views and privacy

Semi-covered large rooftop terrace with incredible views!

Hot tub and shower available with a bottle of wine!

Indigo Green offers a generator, video surveillance and outstanding maintenance of common areas.

Common areas has 24 hrs security guards, gated community, gardens, two extra pools and a gym, turnkey.

This villa has been upgraded with better hurricane shutters which were installed throughout the property. The kitchen was enhanced with luxury back splashes and the living area is dressed in premium European designer furniture.

The new garden was created in the back which offers a comfortable green area for rest

Wooden seat for the advanced rooftop hot tub

Back up generator

## top reasons to buy in indigo bay

Indigo Bay's recent new owner/developer has invested significant resources over the past two years in infrastructure: roads, lighting and utilities. And stands ready to help in development of the new hotel and resort.

Site is safe and protected: 24-hour security guards at development's gated entrance.

Central location: Only 12 minutes from Princess Juliana Airport; 5 minutes from Philipsburg (main town on Dutch side); 5 minutes from Simpson Bay (shopping, night life); 10 minutes from Marigot (main town on French side); 15 minutes from Grand Case (restaurant mecca on French side).

Government of St. Maarten is firmly behind the development of an upscale resort at Indigo Bay: promises to fast track permitting process and foreign work visas; offer tax abatements; and resources to improve beach and build a marina.

Proven record against hurricanes. Little damage from Hurricane Irma: site is protected from easterly storms by 1,200-foot peaks. Irma hurricane damage was minimal compared to other parts of the island. Steady breeze: cooling breeze from the east swirls over mountains and keeps the hotel site and west side of the bay cool throughout the afternoon.

Premium sunset views