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

## New Indigo Bay 3 Bedroom Luxury Villa For Sale

**SXA# 777**

Indigo Bay 📍 Sint Maarten

**MLS# 1153572**

Single Family Homes

**1,500,000**



**SXA#:** 777

**District/Area:** Indigo Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Beach View

**Beds:** 3

**Baths:** 3½

**Living Space:** 1 m<sup>2</sup>

**Land Area:** 1 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Parking - Spots**

Ample Parking

**Yard / Landscaping**

Garden

**Security**

24-Hour Security

**Patio - Deck - Porch**

Balcony

**Beach Access**

Near Beach

**Swimming Pool**

On-Site Pool

### Remarks

New Indigo Bay Three Bedroom Villa For Sale

A newly constructed 3-bedroom, 3.5 bathroom luxury specification villa for sale in popular Indigo Bay location. Indigo Bay offers its own private bay, with beach, hotel and security within Sint Maarten. The only luxury villa estate of its type in Sint Maarten.

Luxury-appointed, 3 bedrooms 3.5 bathrooms, Indigo Bay villa in St Maarten. A short walk to Indigo Bay beach which gives the upscale neighborhood of Indigo Bay its name and centrally located in St Maarten with an ultra-secure estate with its private beach and luxury resort.

Indigo Bay Villa

High return on investment

Situated in a site adjacent to Indigo Bay land dedicated to bringing a five-star hotel. Buying the property

now guarantees an increase in value, probably around 30% in 2 years.

This villa will be at the heart of Sint Maarten's lifestyle and culture once the 5-star hotel is complete.

The short term rental income is very high in the location. As per this Indigo Bay Property in Tripadvisor they charge an average of \$ 600 per night for their villa.

With a 60% Airbnb or vacation rental occupancy at \$ 600 a night; this investment property will easily provide the high returns you are looking for.

#### Villa features

3 bedrooms, 3.5 bathrooms

Large open plan living and dining with ocean views

Private pool and deck

Tropical landscaping

Brand new concrete construction

24-hour security

Indigo Bay is an eco-friendly community, the first of its kind on Island, as a result, the site has preserved natural ponds, re-introduced indigenous palms and as of today maintains a site dedicated to the horses of Indigo Bay.

As a result of the recent infrastructure changes, all properties in Indigo Bay have seen a small increase in value. Further increases are in line upon completion of various luxury projects in the location of Indigo Bay hills.

Large retention ponds support a state-of-the-art water management system.

Indigo Bay's carbon footprint is further reduced by an on-location tree and plant nursery.

#### PROPERTY FEATURES

24 HR SECURITY

3 1/2 BATHROOMS

3 BEDROOMS

BALCONY

BEACH VIEW

OCEAN VIEW

PARKING

SEA VIEW

SECURITY

SWIMMING POOL

TROPICAL GARDEN