



Ritika Nanwani
Broker / Owner

Office: (721) 545-5700
Mobile: (721) 526-1819
Mobile: (721) 545-5800
info@c21sxm.com
https://century21stmaarten.com

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

New Indigo Bay 3 Bedroom Oceanfront Condo For Sale

SXA# 969 Indigo Bay 📍 Sint Maarten **MLS# 1151616**

Condos/Apartments **1,600,000**



SXA#: 969
District/Area: Indigo Bay
Region/Country: Sint Maarten
Prop.Type: Condos/Apartments
Prop.View: Ocean Front
Beds: 3
Baths: 3.0
Living Space: 1 m²
Class: Residential

Features and Amenities

Security

24-Hour Security

Yard / Landscaping

Terrace

Near By

Shopping
Recreational Activities
Restaurants

Swimming Pool

Infinity Pool

Distinctive Features

Gated Community

Location Features

Water front

Window Style

Hurricane Shutters

Remarks

3 Bedroom Indigo Bay Oceanfront Condos For Sale

I am excited to present to you a 3-bedroom luxury oceanfront condo for sale in the exclusive gated community of Indigo Bay, with premium oceanfront views. These Indigo Bay oceanfront condos give you the best Caribbean experience with the sound of waves, beautiful turquoise waters and soft white sands of Indigo Bay. Indigo Bay is St Maarten's premium bay residential location with high profile residents and VIPs. Living in Indigo Bay is prestige!

The sunset views from this location are priceless with Saba island in the background offering a romantic scene every evening. With Indigo Bay beach just 5 minute walk away; you have the best of Caribbean life at your doorstep.

Indigo Bay Condo Pre-construction Prices:

Developed by a company that currently holds over \$ 20m in real estate assets in Sint Maarten; this development is part of the Indigo Bay development project with multiple developments planned in the future within the luxury enclave of Indigo Bay Estates.

Six condos are available for sale.

Level 1 – Indigo Bay 3 Bedroom Condo

There are two condos on Level 1; totally identical to each other and each condo includes 3 bedrooms, a private garden, pool and pool deck. All condos will come semi-furnished with high-end appliances, marble flooring, and bathroom vanities.

Price of condos on Level 1: \$ 1,600,000.

INTERIOR AREA: 181.7 square meters

COVERED TERRACE: 34.15 square meters

EXTERIOR AREA: 28.73 square meters

POOL AREA: 19.97 square meters

TOTAL size of each 3 bedroom condo:

Level 2 – Indigo Bay 3 Bedroom Condo

There are two condos on Level 2; totally identical to each other and each condo includes 3 bedrooms and a private viewing balcony. All condos will come semi-furnished with high-end appliances, marble flooring, and bathroom vanities.

Price of each condo on Level 2: \$ 1,400,000

INTERIOR AREA: 181.87 square meters

COVERED TERRACE: 34.15 square meters

Level 3 – Indigo Bay 3 Bedroom Condo

There are two condos on Level 3; totally identical to each other and each condo includes 3 bedrooms and a private rooftop terrace. All condos will come semi-furnished with high-end appliances, marble flooring, and bathroom vanities.

Price of each condo on Level 2: \$ 1,500,000

INTERIOR AREA: 181.87 square meters

COVERED TERRACE: 34.15 square meters

EXTERIOR AREA: 7.9 square meters

How to reserve this waterfront condo

Simply submit a 10% deposit to secure your best condo.

Why Purchase Indigo Bay

Indigo Bay is a stunning master-planned, gated community located in the heart of St. Maarten. It is a short walk to the well-known Indigo Bay Beach, which has white sand, loungers, and a restaurant and bar. The community is also close to all amenities, including a grocery store, pharmacy, and a variety of restaurants and shops.

Here are some of the reasons why you should consider purchasing a property in Indigo Bay:

No property taxes: There are no property taxes in St. Maarten, so you can rest assured that your investment will be protected.

Capital Gains: There are no capital gains taxes in St. Maarten, so you can sell your property for a profit without having to pay any taxes.

Low closing costs: The closing costs for a property in Indigo Bay are approximately 6% (including the 4% Property Tax and between 1%-2% for Notarial closing costs), making it an affordable investment in a luxury enclave.

Investment potential: Indigo Bay is a rapidly growing area, and property values are expected to continue

to rise. This makes Indigo Bay an excellent investment opportunity.

Indigo Bay Lifestyle

Indigo Bay offers a relaxed and luxurious lifestyle. Residents can enjoy the beautiful beaches, the warm weather, and the abundance of activities and amenities that St. Maarten has to offer.

Here are some of the things that you can do in Indigo Bay:

Relax on the beach: Indigo Bay has a beautiful white sand beach that is perfect for relaxing and sunbathing.

Go swimming: The clear waters of Indigo Bay are perfect for swimming, snorkeling, and diving.

Go sailing: Indigo Bay is a great place to go sailing. There are a variety of sailing schools and charter companies in the area.

Go windsurfing: Indigo Bay is a great place to go windsurfing. The trade winds provide ideal conditions for windsurfing.

Go hiking: There are a number of hiking trails in the area that offer stunning views of the island.

Go shopping: There are a number of shops in the area where you can buy souvenirs, clothes, and other items.

Go dining: There are a variety of restaurants in the area that offer a variety of cuisines.

Indigo Bay is an awesome place to live, work, and play. If you are looking for a beautiful, safe, and luxurious community, then Indigo Bay is the perfect place for you.

PROPERTY FEATURES

24 HR SECURITY

3 BEDROOMS

4 BATHROOMS

BEACH VIEW

EN SUITE BATHROOMS

MOUNTAIN VIEWS

OCEAN VIEW

SEA VIEW