



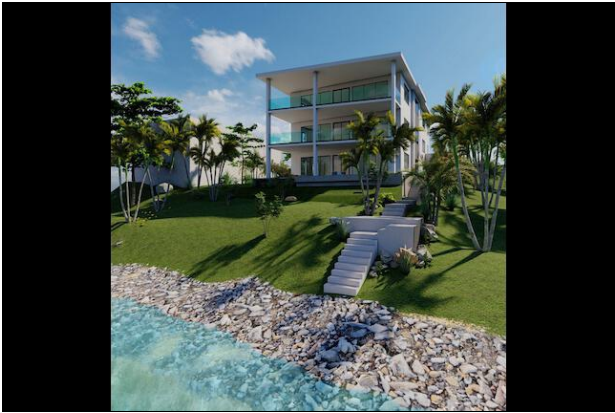
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CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

New Oceanfront Indigo Bay Condos For Sale

SXA# 969 Indigo Bay 📍 Sint Maarten **MLS# 1150611**

Condos/Apartments	1,360,000
	<p>SXA#: 969</p> <p>District/Area: Indigo Bay</p> <p>Region/Country: Sint Maarten</p> <p>Prop.Type: Condos/Apartments</p> <p>Prop.View: Ocean Front</p> <p>Beds: 3</p> <p>Baths: 3.0</p> <p>Living Space: 1 m²</p> <p>Listing Class: New Property</p> <p>Land Area: 1 m²</p> <p>Class: Residential</p>

Features and Amenities		
Security 24-Hour Security	Swimming Pool Infinity Pool	Distinctive Features Gated Community

Remarks
<p>I am excited to present to you 6 three-bedroom oceanfront condos for sale. Located in the gated community of Indigo Bay, with unobstructed oceanfront views; these luxury condos give you the best Caribbean experience with the sound of waves, and tropical gardens complimented with beautiful blue waters and white sands.</p> <p>The oceanfront location in Indigo Bay is stunning!</p> <p>This is the second project by the Developer in Indigo Bay; the first is a complete success and fully sold out.</p> <p>Reputation and quality construction is the reason.</p> <p>Reserve now!</p> <p>Indigo Bay Condo Pre-construction Prices: Two Ground Floor Condos 180m2 + 85 m2 = 265m2/2852.44 ground floor listing price is USD \$ 1,397,480</p>

Four First and Second Floor Condos:

180m2 + 40m2 = 220m2/ 2368,06 sq. feet Listing Price \$ 1,360,000.

Indigo Bay Condo Turnkey Prices:

Ground Floor Condos:

180m2 + 85 m2 = 265m2/2852.44 ground floor listing price is USD 1,500,000

First and Second Floor Condos:

180m2 + 40m2 = 220m2/ 2368,06 sq. feet Listing Price USD 1,400,000

Properties will come semi-furnished with high-end appliances, marble flooring, and bathroom vanities.

Payment Process:

- a. USD \$ _____ (10%) DEPOSIT AT SIGNING OF THE AGREEMENT
- b. USD \$ _____ (20%) BY FOUNDATIONS
- c. USD \$ _____ (20%) BY END OF STRUCTURE
- d. USD \$ _____ (15%) BY DRYWALL
- e. USD \$ _____ (10%) BY INSTALLATION OF WINDOWS
- f. USD \$ _____ (10%) BY INSTALLATION OF TILES
- g. USD \$ _____ (10%) BY INSTALLATION OF BATH AND KITCHEN
- h. USD \$ _____ (05%) At the signing of the notarial deed through which the title to the Unit is transferred to the Buyer, the Buyer shall pay the remaining five (5%) of the purchase price to the Notary Escrow Account and the Notary shall release all funds in escrow in accordance with instructions received from Seller.

Market Comparables:

Fourteen Towers:

1100 sq.ft – USD 850,000

Ocean Views price per sq meter is 772 price per sq meter.

Simpson Bay Beach

2-bedroom beachfront property:

1200 sq feet USD 1,250,000

PROPERTY FEATURES:

24 HR SECURITY