



**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

## Sunrise Indigo Bay Villa For Sale

**SXA# 801** Indigo Bay 📍 Sint Maarten **MLS# 1150578**

Single Family Homes **2,950,000**



**SXA#:** 801  
**District/Area:** Indigo Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Beach View  
**Beds:** 3  
**Baths:** 4.0  
**Living Space:** 1 m<sup>2</sup>  
**Building Type:** Resort Apartment/Villa  
**Land Area:** 1 m<sup>2</sup>  
**Class:** Residential

### Features and Amenities

**Security**

24-Hour Security

**Beach Access**

Near Beach

### Remarks

Sunrise Indigo Bay Luxury Villa For Sale

Villa Sunrise located in Indigo Bay Estate, near Indigo Bay beach with 24/7 security and a beachfront French restaurant. The Indigo Bay villa is one of a kind design with a blend of modern and Moroccan for a unique Caribbean vibe. the villa is located within a prime Cul De Sac in Indigo Bay with location, location, location being the key focus here. Particularly with the Villa in a cool de sac second waterfront ,the interior height vary up to 10 ft the main floor consists of 3 master suite every room has unobstructed Ocean View, a large interior dining and living room as well as a well appointed Bosch kitchen a large Garage which also serves as a great Family room with a service kitchen and Sauna adjacent to the Master suite a large pool with a partially roofed in terrace and Jacuzzi.

DOWNSTAIRS

A separate 2 bedroom suite Apartment plus a separate maids suite or for an extra guest, roofed in terrace with it's sundeck and a second pool, sold with Italian designed furnishings except artwork, bedding ,and

kitchen utensils and a few personal pieces.

## Indigo Bay Villa Sunrise

located at the dead end of the street-gated (cul de sac )

Main floor.

Living and dining room 3 master suites, kitchen ,Family room with Sauna and second kitchen plus laundry , which can be turned into a 2 car garage during storms 290 sqm =3.190 sq ft.plus partly covert terrace , pool and Jacuzzi.

### DOWNSTAIRS

two master bedroom suite plus a smaller independent suit for extra guests ,or living in maid plus covered terrace and pool

.140 sqm =1 540 sq ft plus loundy

total living space upstairs 290 sqm =3190 sq ft

total living space downstairs 140sqm =1540 sq ft

TOTAL COMBINED UNDER ROOF 430 SQM = 4.730 sq ft

partly height ceilings 3.25 m to 4 m highest = 14 ft.

Kitchen equipment all Bosh solid wood cabinets including wine cooler, and trash compactor constructed solid 8 " poured concrete ceilings roof 10" .Double glazed windows and shutters with enclosed blinds all shutters with enforced brackets in case of a hurricane a large generator permits normal usage of all lights , a separate electric and water meter per floor , in case one wants to rent the downstairs Apartment

Italian Porcelain tiles .Extra large custom made wooden doors interior. exterior Metal with Aluminium enforced Doors custom made , concrete parking space for at least 6 cars plus a complete gated property exterior solar lighting . green space with flowers and tropical fruit trees are complementing this one of a kind property

sold furnished ,except artwork annual association dues \$ 2.000

Indigo Bay villas are the most popular St Maarten villas with our buyers.

Simply because its the last St Maarten bay designated and designed specifically for luxury living.

A mini version of Terres Basses.

Think security, beaches, infrastructure and ocean views.

The best of everything at Indigo Bay.

Buy today and your Indigo Bay villa is guaranteed to appraise higher.

## Villa Luxury Finishing

All floor and wall tiles are the highest quality ceramic Novabell tiles imported from Italy, they remain cool even in the hot afternoon sun.

All windows and sliding doors are hurricane-proof by Schüco, imported from Germany. Floor to ceiling windows maximise light and ocean views.

Large rainwater cistern. Solar powered hot water heater.

Living room draperies are made to measure floor to ceiling French linen imported from France.

Appliances are all energy-saving / induction.

Outdoor furniture includes 7-seat sectional sofa set, dining table and 2 sun-loungers all with matching Sunbrella Rain cushions (waterproof, UV-resistant and mould-resistant fabric).

### Why Buy at Indigo Bay

A short walk to the famous Indigo Bay Beach which features white sand, loungers, and a restaurant and bar. And this villa is close to all amenities you could dream of for your Caribbean getaway! A couple of minutes drive to just about whatever as it is halfway in between SXM airport and Philipsburg.

For 360 reasons to buy at Indigo Bay: <https://viewer.hangar.com/360?productId=brMNWdPO>

No Property Taxes!

No Capital Gains Tax!

Total closing costs are less than 6%!

Indigo Bays development current new owner/developer has actually invested considerable resources over the past 2 years in infrastructure: roads, lighting, drainage, internet and utilities. And stands all set to help in development of the brand-new five-star hotel and resort.

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

Central place: Only 12 minutes from Princess Juliana Airport; 5 minutes from Philipsburg (primary 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 (dining establishment mecca on French side).

Proven record versus hurricanes. Little damage from Typhoon Irma: site is safeguarded from easterly storms by 1,200-foot peaks. Irma typhoon damage was minimal compared to other parts of the island.

Constant 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

Indigo Bay Is The Best Villa Development in St Maarten

Indigo Bay villas stand apart by providing a wide variety of environment-friendly and sustainable energy-saving facilities hardly ever found in Sint Maarten.

Every property in Indigo Bay features ocean views.

Height restrictions and development limitations ensure that all homes in Indigo Bay abide by same strict guidelines.

A well planned residential development with adequate infrastructure in place to make this the very best luxury place on the island.

Hurricane and earthquake resistant poured-in-place concrete building.

Impact resistance glass.

Minimum building footprint for maximum preservation of green nature areas

Environment-friendly wastewater treatment plant

Rainwater collection cisterns

Low-consumption dual-flush toilets

Solar street lighting

Thermally insulated building and construction

UV-reflecting exterior paint

Heat reflecting roof surface

Augmented security through style and landscaping

Solar electrical systems standard on many Indigo Bay homes

Cross-ventilation design without compromising security

Heat-reflecting glass

Shade-providing hurricane-resistant Bahamas shutters

Low-energy localized air conditioning systems

Energy-efficient home appliances

LED energy conserving lighting

Energy-saving in-line hot water boilers

Indigo Bay, St Maarten

The general location of Indigo Bay is a master-planned, gated neighborhood that consists of around 137 acres. The location is roughly the shape of a horseshoe with the open end facing the ocean. The surface slopes moderately then steeply from the ocean to the ridge tops managing a personal and secluded destination. The diverse surface offers impressive view premiums of the ocean and surrounding islands (Saba and St. Eustatius). The site is vacant with natural greenery consisting of low-lying scrub brush and cactus. The water quality along the coast is considered to be outstanding with gentle waves and clear water appropriate for all water sports consisting of diving, snorkeling, swimming, and so on

Indigo Bay Villas as Investment

Indigo Bay villas inventory is being held back at the moment in anticipation of a huge boost in property prices once the five-star resort is validated. The resort will make this into an upscale vacation rental location with residents having access to a new beach that will be created by the 5-star resort and perhaps a marina.

Among the things that astonish me is the rental income generated in Indigo Bay. It is just incredible that a two-bedroom villa with an ocean view can produce over \$ 75,000 in rental earnings a year! These earnings with the ensured rise in property value makes Indigo Bay the best St Maarten property for sale in 2021!

#### Beachfront Hotel at Indigo Bay

The brand-new first-class hotel advancement at Indigo Bay is going to alter how Indigo Bay is viewed. A currently upscale community which is going to be ensured of world-class facilities and brand-new beach which will alter whatever you know about Indigo Bay, St Maarten.

Property prices in Indigo Bay are going to go up by more than 30% in 3 years! NOW are you ready to buy your villa at Indigo Bay!?

#### Indigo Bay Hotel Condos

Indigo Indigo Bay in the news. Tau Capital and Altree Developments Inc. real estate development companies have partnered with Cay Bay Development (CBD) NV, the master developer at Indigo Bay Development, to propose the development of a United States \$ 220 million luxury hotel resort and condos in St. Maarten.

The proposed high-end hotel development at Indigo Bay Development, which The Daily Herald reported on a number of weeks ago, is anticipated to include particular high-end lodgings and luxury facilities, consisting of 94 hotel rooms and suites, 55 lanai suites, 60 two-bedroom units, 15 three-bedroom units, a large luxury health spa (10,000 square feet), a conference facility, an all-day dining restaurant, a fine-dining restaurant, beach bar, swimming pool bar, physical fitness centre, several pools, and a kids and teen club, it was stated in a press release issued by Cay Bay Development NV.

Furthermore, the proposed hotel development is anticipated to include large water ponds and tropical areas in keeping with its eco-centric vision, as well as an extensive public parking area for public beach access to Indigo Bay.

Any questions on how to buy a property in SXM, read our [Buying Property In St Maarten](#) guide.

#### PROPERTY FEATURES:

24 HR SECURITY

3 BEDROOMS

BALCONY

BEACH VIEW

CONCRETE ROOF