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

# Vie L'Ven Pinel Junior Suite Indigo Bay Beach Condo For Sale

**SXA# 801**

Indigo Bay 📍 Sint Maarten

**MLS# 1154361**

**For Sale**

Condos/Apartments

**US\$ 750,000**



**SXA#:** 801

**District/Area:** Indigo Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Beach Front

**Beds:** 1

**Baths:** 1.0

**Living Space:** 670 ft<sup>2</sup>

**Land Area:** 670 ft<sup>2</sup>

**Class:** Residential

## Features and Amenities

### Parking - Spots

Ample Parking

### Yard / Landscaping

Garden

Terrace

### Distinctive Features

Sauna

Balcony

### Bathroom

Ensuite Bathroom

### Security

24-Hour Security

### Swimming Pool

On-Site Pool

Infinity Pool

### Location Features

Water front

### Beach Access

Private Beach Access

### Gym/Fitness Center

On-Site Gym

### Available Services

Generator

Concierge

## Remarks

Vie L'Ven (VLV) Indigo Bay Pinel Junior Suite Condo For Sale

Vie L'Ven (VLV SXM) ultra-luxury 1-bedroom beachfront condo with highest return on investment for sale in Indigo Bay, St Maarten.

You should buy all the Pinel Junior Suites at VLV St Maarten; simply based on the Return on Investment.

Pinel Junior Suite 1 bedroom condo for sale.

670 square feet of interior space with 1 bedrooms and 1 bathrooms plus outdoor terrace.  
Premium condo for sale with furniture, fixtures, and equipment (FF&P) available at additional cost.  
Return on investment: \$ 74,876 per year (see below for calculations)  
Annual Owner Return: 8.9%.

Offering you unrivaled Caribbean experience with prestige and luxury amenities within steps from your condo. Access to the incredible five star amenities is key to living at VLV SXM.

Offering 0% Property Tax, 0% Capital Gains Tax, \$ 74,876 return on investment every year and the benefits of Indigo Bay beach!!  
It's a simple decision!

Call Ritika on +17215261819 or WhatsApp now.  
We have the full range of properties for sale at Vie L'Ven (VLV).

Ultra-exclusive, beachfront with super private access to the beach for your complete isolation and peace.

Ideally located in Indigo Bay, Vie L'Ven is a premium hotel resort with condo residences for sale in the Caribbean with luxury that has never been seen before.

Vie L'Ven (VLV condos) will occupy the entire beach in front of Indigo Bay, one of the most beautiful idyllic spots on St Maarten, with a plethora of world-class facilities to enjoy the natural beauty.

8.9% Return on Investment Example - Pinel Junior Suite 1 Bedroom Condo

Condo Purchase Price  
Total Purchase Price: \$ 825,000  
Condo Price: \$ 750,000  
FF&E (Furniture) Package: \$ 75,000  
Price per Square Foot: \$ 1,231

Installment Schedule for VLV  
Signing - 1st Deposit: 9.85% = \$ 81,235  
Land Closing - 2nd Deposit: 28.64% = \$ 236,250  
Concrete Structure - 3rd Deposit: 17.73% = \$ 146,250  
Substantial Completion - 4th Deposit: 37.88% = \$ 312,515  
Handover of Condo To You - 5th Deposit: 5.91% = \$ 48,750

After Hotel Opening: Annual Owner Return of \$ 74,876 from your Pinel 1-bedroom condo at VLV

Operating Terms and Assumptions for VLV

ADR (Average Daily Rate) of \$ 969 and Occupancy levels of 78% per year!  
Estimated Yearly Net Revenue: \$ 74,876  
Owner Usage limit: 8 weeks per year  
HOA Fees: \$ 27 per square foot per year  
Facility Fees: \$ 2 per square foot per year  
Unit Utilities: \$ 3 per square foot per year  
Expense Share: 15% of owner revenue  
Revenue Split: 50/50 with operator

VLV Home Owners Association Includes  
Complete building maintenance, landscaping, & replacement reserves  
Land lease and master foundation maintenance fees  
Property, liability, contents, & business interruption insurance

Administrative expenses  
Management fees  
Telephone, satellite, internet  
Resort security  
Access to fitness & spa facilities, pool, beach, resort grounds, conservation areas & public areas  
Resort grounds maintenance, garbage collection & landscaping  
Valet parking  
Use of golf carts  
Airport transfers

Note: Based on stabilized ADR & occupancy in Year 5 post-hotel opening, after payment of land transfer tax, closing fees, FF&E, HOA, utilities & facility fees & expense cost sharing, with a 50/50 revenue split with hotel operator, and a 60-day owner usage. Returns assume purchase is completed in cash.)

#### Indigo Bay Hotel And Condo Developer

Vie L'Ven is a Altree development in SXM due to start in 2024. Altree is one of Toronto's premier condominium development company. It is already in its third generation having transformed the entire Toronto Skyline with landmark projects in the City of Toronto. Bringing this experience to St Maarten is part of the legacy.

#### Vie LVen (VLV)

World class is a level of luxury synonymous with Vie LVen. Set on miles of pristine beach front, tucked into a conservation area – as the epitome of an oasis for pleasure, the resort experiences indulge its guests in both ambiance and experiences.

Inspired by a quality of life, amenities include three-pools, boat access, gourmet restaurants, beachfront watersports, a world-class thermal spa, 24-hour concierge, pool bar, fitness centre, multiple pools, and a kids and teen club and many more.

Additionally, the Vie L'Ven condo hotel development is expected to feature large water ponds and greenery areas in keeping with its eco-centric vision, as well as an extensive public parking area for public beach access to Indigo Bay.

Once completed, the proposed world-class hotel development will be managed by an internationally-recognized Vie L'Ven management company, which will lend itself to greater global recognition, the release said.