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ESTATES & VILLAS

11 - 29

US\$250,000 - \$29,000,000



CONDOS

31 - 41

US\$100,000 - \$3,000,000



RESIDENTIAL LAND

43 - 47

US\$85,000 - \$1,000,000



INVESTORS' OPPORTUNITY

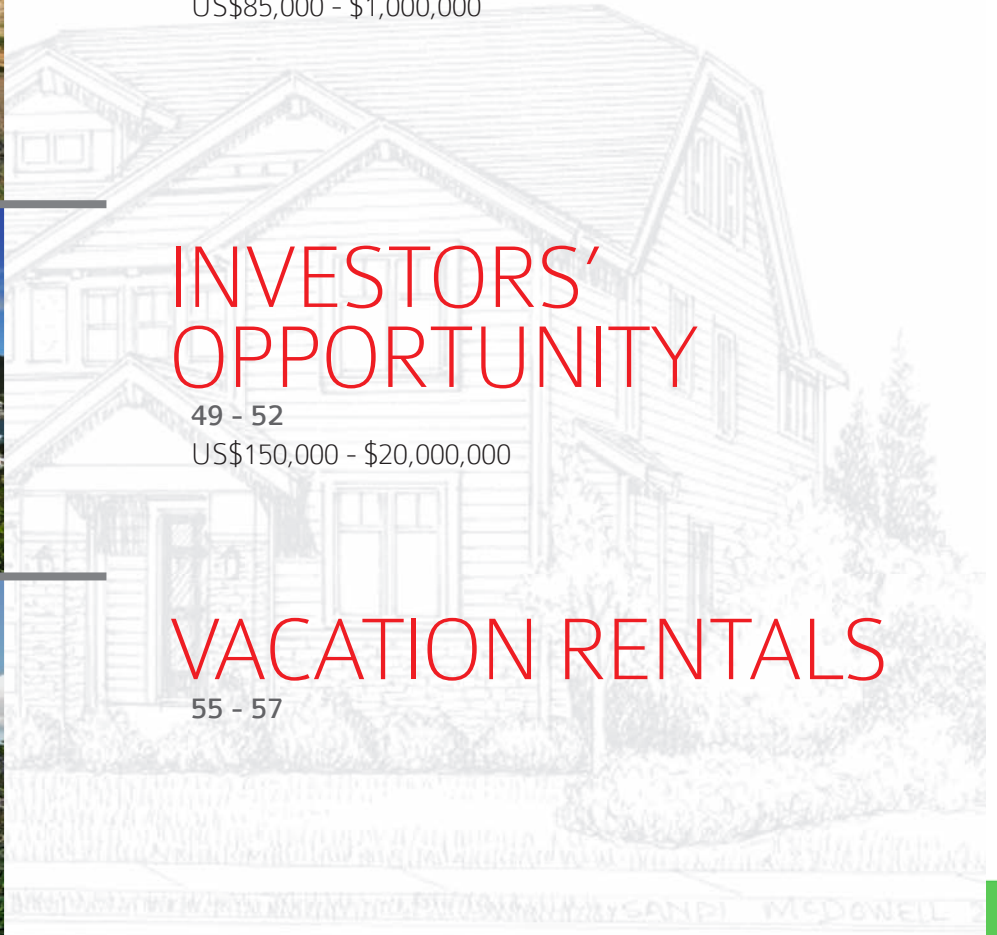
49 - 52

US\$150,000 - \$20,000,000



VACATION RENTALS

55 - 57





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EDITOR'S NOTE



See Villa on page 16

PHOTOGRAPHY BY: JEAN JARREAU MEDIA S.A.R.L.

Cover picture by Photographer Jean Jarreau.

Jean Jarreau has made extraordinary photographs for over thirty years. Starting in the early eighties mainly as a fashion photographer, he specialized while living in the Caribbean during the last 21 years in aerial photography and photographing exclusive villas and mega yachts.

Often blending beautiful photo models with superb villa interiors and executive Mega Yachts, his work is widely and internationally published and appreciated.

Website:

www.JeanJarreau.com

www.GalleriesJeanJarreau.com

Publishers Note

We are delighted that The Island Real Estate Team has chosen Pure Media Group as the publisher of their 2012 magazine. Pure Media Group has been the publisher of the prestigious Pure Lifestyle Magazine for over 3 Years and we are thrilled to add yet another great publication to our portfolio. It takes a team to build an empire and this publication is brought to you by a team on behalf of a team.

Samantha Georges Jacobs

CEO at Pure Media Group N.V.
info@puremediagroup.co



Dear Reader,

We at Island Real Estate Team welcome the opportunity to be your real estate agents of choice. Although our company has only been around since 2009, as a team we have a combined experience of over 50 years in the local real estate market!

Our unique combination of youth and experience have helped us to grow steadily and establish ourselves amongst the leaders in our market place. In your hands you are holding information about some of the best real estate offerings currently available in St. Maarten / St. Martin. Prices and availability are subject to change, so please contact us directly for the most up to date market information.

Whether you are actively buying or selling, or just curious about what is on the market, this magazine will entertain your imagination, and also answer some of your questions.

We are thrilled that several businesses within the community were quick to support and endorse this publication, we feel proud to share with you the select group of advertisers inside. They are all leaders in their industries and we feel proud to recommend them.

We look forward to seeing you in our offices located at Cupecoy and Simpson Bay or follow us online.

Sincerely,

Arun Jagtiani
Owner / Broker
Island Real Estate Team



www.islandREALESTATEteam.com



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Fax: +1 721 544 4239
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MEET THE TEAM



Arun Jagtiani

Born in St. Maarten, educated in New Jersey, London and Miami. Working in real estate since 2000

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Email: arun@islandrealestateteam.com



Collin Hypolite

Originally from Dominica. Selling real estate for the last 12 years.

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Email: Collin@islandrealestateteam.com



John Chin

Born in Suriname, studied in Holland and seen many countries in 4 Continents. Selling real estate the Friendly Way.

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Email: john@islandrealestateteam.com



Michele Oare

Michele Marie, enjoys embracing the Caribbean lifestyle while helping clients make their island dreams come true! Ces"t la vie

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Email: micheleoare@msn.com



Anthony Temmer

Thoughtful, sociable, punctual, committed, faithful, and a world citizen.

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Email: tonytemmer@gmail.com



Julien Morand

Born in St. Maarten. Educated in Florida and Canada. Selling real estate for the past 8 years.

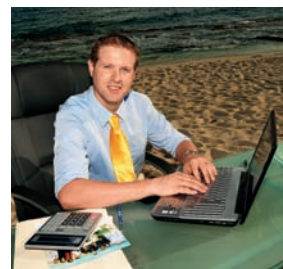
Phone: +1 721 586 7800
Email: julien@islandrealestateteam.com



Naresh Sagre

I am enthusiastic about selling real estate! I believe all people deserve exceptional service! With 20 years of selling experience, strategies matter and passion rules.

Phone: +1 721 580 9151
Email: nash@islandrealestateteam.com



Andrew Ewing

Andrew lived in England, Australia, USA. Married with 2 Boys.

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Email: andrew@islandrealestateteam.com



John Elizee

A Toronto native. Brings to Island Real Estate Team 20 years experience of buying and selling properties in the Toronto Area as an Investor.

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Email: John.islandrealestateteam@gmail.com



Dalila Tackling

IRET "French Connection"



Ignacio Stapleton

I was born on St. Maarten. Educated in the USA. Working between St. Maarten and Las Vegas, NV, where I make Real Estate my career. - "Leaving No Family Behind"

Phone: +1 721 556 5472, USA: 702 879 8356
Email: Ignacio.realtor@yahoo.com
CDPE®/REO Specialist



Eudora Elick

Originally from Dominica. Helping to make dreams come true!

Phone: +1 721 554 1742
Email: eudora@islandrealestateteam.com





Photo courtesy of The Harbor Group Of St. Maarten

“A LITTLE EUROPEAN, A LOT OF CARIBBEAN”

St. Maarten / St. Martin is a tropical island in the north eastern Caribbean, approximately 186 miles east of Puerto Rico. **This 37 square mile paradise is the smallest piece of land in the world to be shared by two nations.** Known as “The Friendly Island,” this dual nation island also boasts the longest peace treaty in history between two nations living side by side with an open border.....well over 300 years!

You can drive from one country into the other without even realizing it; just a small sign or monument on the side of the road indicates when you have crossed the border.

The Northern half is French and the Southern half is Dutch. As the saying goes:

“A little European, A lot of Caribbean”

St. Maarten is known as one of the premier vacation / second home destinations in the world, mainly because of its diversity of attractions and people.

The total population is estimated around 100,000, of which there are approximately 90 different nationalities living harmoniously on this tiny paradise. It is estimated that only 25% of the population is actually born on the island, the

majority have moved here from all over the world! St. Maarten is one of the most accessible destinations in the Caribbean, with daily flights from several US cities, Canada, South America and Europe.

Recent upgrades to the airport, cruise terminal, and mega yacht facilities, have added tremendous value to the rest of the island. This has been complimented by the addition of several new real estate developments such as luxury condo and villa communities.

St. Maarten is one of the busiest cruise destinations in the world, with over 1.5 million passengers in 2011. Tax Free and Duty Free, shopping is a favorite past time on this island. Of course the island is also famous for its 37 BEACHES!

We can't forget the food.....St. Maarten is known as the gourmet capital of the Caribbean, with almost 400 restaurants and just 37 square miles, you are always close to a good meal!

The official languages are French and Dutch, however English is commonly spoken on both sides of the island. You can spend US dollars on either side of the island, but the official currency on the French side is the Euro, and on the Dutch side it is the Guilder (which is tied to the US dollar at an exchange rate between 1.78 – 1.82).



MAP LEGEND

- Cupecoy, Maho, Beacon Hill, Simpson Bay, Pelican Key, Cole Bay
- Mary's Fancy, Saunders, Bishop Hill, Rice Hill, Middle Region
- Oyster Pond, Dawn Beach, Tamarind Hill, Red Pond, Guana Bay, Pt. Blanche, Philipsburg, Little Bay, Indigo Bay
- Oyster Pond, Orient Bay, Anse Marcel
- Grand Case, Marigot, Nettle Bay
- Terres Basses/Lowlands

See Color next to each listing to identify location

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ESTATES & VILLAS

US\$250,000 - \$29,000,000



ESTATES & VILLA

Map 

Les Chateau Des Palmiers

Terres Basses

Courtesy of Pierres Caraibes

"The Home of the Palms," is an exquisite beachfront estate that blends the elegance of a private chateau with the amenities of a 5 star resort. Comprising of a 5 bedroom oceanfront villa and a 6 bedroom garden side home, the Caribbean jewel invites the rejuvenation of mind, body and soul.

\$29,000,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838



Sandyline

Terres Basses

Courtesy of Pierres Caraibes

A word class estate designed for grand entertaining overlooking the roughly 5 acres of exotic tropical gardens, this residence represents a perfect blend of Provenal style architecture and Philippe Starck's contemporary interiors. Private accommodations include 6 tastefully themed bedrooms with unique design, and a separate 2 bedroom caretaker's house.

\$25,000,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: Phone: +1 721 524 5134

Map 

Map 

Mes Amis

Terres Basses

Courtesy of Pierres Caraibes

Completed in 2005 on a superb cliffside location with astounding views of the Caribbean Sea and Anguilla. This Magnificent estate encompasses two villas with a total of 11 bedrooms spread over 7 acres. Undoubtedly the finest property in St. Martin.

\$18,900,000

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626





Anguilla Beach House

Mead Bay, Anguilla

The setting for this incredible home is as stunning as the design. Built on one acre of prime beachfront land on the powdery white sand of Meads Bay in the island's west end.

\$17,500,000

Agent: Arun Jagtiani

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Phone: Phone: +1 721 586 2626

Map



La Samana **Terres Basses**

Eight expansive oceanfront villas overlooking Baie Longue and the Caribbean Sea. A classic, French inspired retreat, infused with every element of beauty and exquisite taste, with interior design by Marc-Michaels.

\$5,600,000

Agent: John Chin

Email : John@islandrealestateteam.com

Phone: +1 721 554 9699



Villa Saturn **Guana Bay**

Map



Spacious beachfront Villa in exclusive gated community.

\$4,900,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626



ESTATES & VILLA

Map

Akwaba Estate Guana Bay

This impressive 4 bedroom estate sits on a **private 9 acre peninsula** above the tropical blue Caribbean Sea. Possibility to build 2 additional homes.

\$4,700,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838



Map

Villa Dema Terres Basses

Villa Dema is one of the most and impressive villas in Saint Martin. Located in the exclusive area of Terres Basses and only a step away from crystal clear waters of the Caribbean ocean.

\$4,500,000

Agent: John Chin
Email: John@islandrealestateteam.com
Phone: +1 721 554 9699

Map

Bella Vita Pelican

Named the "Beautiful Life," this recently remodeled villa captures the essence of sophisticated living in the Caribbean. 6 bedrooms, all with amazing views.

\$3,875,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134





V.I.P Villas

Map 

Maho

This elegant and exceptionally spacious 5 bedroom, 5-1/2 bath waterfront villa comes with a private dock at the bottom of the garden. (Water rights are 112 m2). The generously sized living areas are open onto extended decks that boast breathtaking views of French Lowlands, and the neighboring island of Anguilla.

\$3,850,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626

Map 

Villa Deseos

Dawn Beach

This elegant, yet comfortable 4 bedroom villa has unsurpassed striking views; showcasing crisp contemporary design lines and located in a private gated community. Built in 2010 on 2950m2 of land.

As seen on cover!

Price upon request

Agent: Michele Oare

Email: Micheleoare@msn.com

Phone: +1 721 526 0838



Villa Dolfijn

Map 

Dawn Beach

"Villa Dolfijn" a world-class Caribbean estate which is undoubtedly the finest Oceanfront villa in Saint Maarten! Superbly situated Cliffside with extraordinary serene crystal blue ocean views. Sensational infinity pool with drop dead gorgeous Saint Barth's views! 4 bed, 4.5 bath, artfully Caribbean decor, gourmet kitchen, grand entertaining terrace, gated community, and features to numerous to mention!

\$2,400,000

Agent: Michele Oare

Email: Micheleoare@msn.com

Phone: 1 721 526 0838



ESTATES & VILLA

Map



Villa Suzanne Dawn Beach

This amazing 4 bedroom, 4.5 bath secluded villa is located in the gated estates at Dawn Beach. Awake by the sunrise and enjoy a pleasant stroll on the white sandy beach just a few steps away.

\$2,300,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: 1 721 526 0838



Map



Villa Greco Almond Grove

Perched on a hillside overlooking the lagoon and sea, this unique 3 bedroom, 4 bath house invites a contemporary tropical lifestyle. Designed for easy indoor / outdoor living.

\$2,250,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134

Map



Villa Tesche Guana Bay

Villa Tesche..... as featured on the Cover of Miami Tropical Home and Decor 2011, design by Michael Brosche. This impressive 4 bed, 3.5 bath exquisitely furnished villa is our newest offering, a tropical retreat not to miss! Set on over 6000m2 of private lush tropical landscaping with panoramic mountain and ocean views!

\$2,200,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838





Map 

Villa Bougainvillea

Dawn Beach

One of the most grand villas in the prestigious community of Dawn Beach Estates. This 3 story home offers 5 bedrooms with the unique feature of an elevator for your convenience.

\$2,200,000

Agent: Michele Oare
 Email: Micheleoare@msn.com
 Phone: +1 721 526 0838

Map 

Villa La Brise

Oyster Pond

Situated in the most picturesque lot in prestigious Oyster Pond Estates, the 5 bedroom custom designed fully furnished Caribbean home includes marina, Saint Barths and ocean views beyond compare.

\$2,100,000

Agent: Arun Jagtiani
 Email: Arun@islandrealestateteam.com
 Phone: A. +1 721 586 2626



Map 

Villa Cosabella

Dawn Beach

Elegant, yet so simple ... amazing design that redefines island living at its best! **Motivated Sellers!** A must see!

\$2,000,000

Agent: Michele Oare
 Email: Micheleoare@msn.com
 Phone: +1 721 526 0838



ESTATES & VILLA

Map



Point Pirouette

#10

Point Pirouette

Amazing waterfront home, with amazing views. Ideal for boat lovers with private and spacious docking facilities in your back yard!

\$1,950,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626



Map



Villa Star Gaze

Terres Basses

Newly constructed "Villa Star Gaze" is a spacious 4 bedroom 4 1/2 bath home with unobstructed 180 degree views of the Caribbean Sea and setting sun. Highlights include, large swimming pool, gourmet kitchen, covered outdoor dining area featuring built in BBQ and outdoor shower and gym.

\$1,900,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

Phone: +1 721 524 5134

Map



Rainbow Hill Villa

Guana Bay

Rainbow Hill Villa is a beautiful hillside villa set on a secluded, sub-dividable 4-acre lot in St. Maarten. Located in the exclusive residential area of Guana Bay. Rainbow Hill Villa consists of 2 bedroom, 2 bath house + 1 studio apt.

\$1,850,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626





Porto Maho

Map 

Maho

The inspired architecture blends with the land offering equal parts of taste and substance. Living space is generous, and modern expanse of glass merges the interior and exterior experiences.

Starting from \$1,750,000

Agent: Collin Hypolite

Email: Collin@islandrealestateteam.com

Phone: +1 721 588 4777/ +1 721 520 4777

Map 

Villa Caribella

Tamarind Hill Estates

The most beautifully located villa in Tamarind Hill Estates! Secluded, quiet, EXCEPTIONAL ocean views, the pool sits directly over the Caribbean Ocean! Life is Short, Don't Wait.....

\$1,300,000

Agent: Michele Oare

Email: Micheleoare@msn.com

Phone: +1 721 526 0838



Beethoven

Map 

Cay Hill

Villa Beethoven, 5 bedroom, 3.5 baths, situated in Cay Hill. Centrally located in peaceful and tranquil neighbourhood with magnificent panoramic ocean views.

\$1,295,000

Agent: John Chin

Email: John@islandrealestateteam.com

Phone: +1 721 554 9699



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2012 promises to be a good year for Homeowners to save money.

by Paul Dijkhoffz

Throughout the Caribbean, there is a growing trend for saving money. Savvy homeowners have discovered that by bundling their homeowner's insurance with another policy, their car insurance for instance, they can reduce their premiums.

Throughout the world there are a number of insurance providers who offer policy bundling. The Caribbean is no exception. NAGICO Insurances has recently announced the opening of several offices bringing their trusted service to 19 Caribbean territories. Not only do they offer creative policy bundling, but they award further discounts to their customers who choose to pay their premiums automatically using an automated payment plan.

“When I began in this business over 30 years ago”, McSood Amjad states, “I was only 19. I started at GTM Insurances in Guyana as a customer service representative and worked my way up the ladder. I always maintained a vision to be successful in everything I did. My passion for excellence and desire to do good things for people drove me to where I am today. 2012 marks NAGICO's 30th year in business. We're proud that NAGICO has, in such a relatively short space of time, become such a dominant company in Caribbean insurance”.

McSood Amjad continues: “And the expansion continues. In keeping with our driving focus to become the leading general insurance company in the Caribbean, NAGICO is expanding into the southern and western Caribbean through a combination of strategic acquisitions and organic growth. At NAGICO, we believe that our future is bright !”

Homeowners can visit a nearby agent or go to www.nagico.com to request a quotation, sign up to receive NAGICO's free newsletter and receive special offers.



I. McSood Amjad, CEO of NAGICO Insurances, addressing a recent Agents Conference in St. Maarten.



ESTATES & VILLA

Map



Aqua Marina Villa

Aqua Marina

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PRICE UPON REQUEST

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: A. +1 721 586 2626



Beacon Hill Fixer-Upper

Map



Beacon Hill

1200 m2, flat oceanfront land, naturally elevated and protected on a CLIFF with amazing views overlooking the Caribbean Sea and Simpson Bay Beach. Ideal location to build luxury condos. Property also comes with an existing 3 bedroom family home. Great potential, motivated sellers...!

\$1,250,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626

Map



Villa Seascapes

Dawn Beach

The epitome of Caribbean Charm! Luscious island gardens set on a private 1/2 acre, grand pool and deck area living, Saint Barths views, 3 bed/4 baths.

\$1,200,000

Agent: Michele Oare

Email: Micheleoare@msn.com

Phone: +1 721 526 0838





Villa Familia

Map 

Almond Grove

Recently renovated large family home in gated Almond Grove, featuring 5 bedrooms with large terrace and pool, this home is being sold completely turn-key. Offering stunning views across the Lagoon and Ocean, the large villa also features 2 separate downstairs apartments.

\$999,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

Phone: +1 721 524 5134

Map 

Point Pirouette Lagoon Front

Point Pirouette

2 Bedroom / 2 baths lovely villa on the lagoon in Point Pirouette with private dock!

\$895,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

Phone: +1 721 524 5134



Sapphire Drive #3

Map 

Pelican Key

Private villa with stunning views out to the Caribbean Sea, in the heart of Pelican Key. 3 bedrooms upstairs, all opening out onto the spacious patio with private swimming pool. Includes rental income from apartment below.

\$850,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

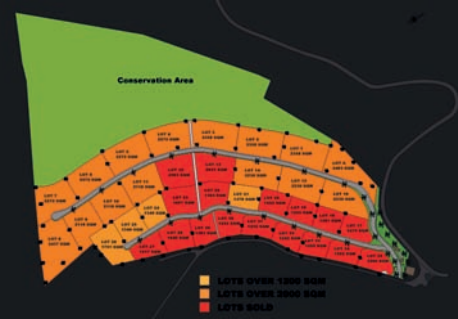
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ESTATES & VILLA

Map

Villa Sardinia Cupecoy

Recently built, 3 bedroom townhouse with top of the line finishings, incredible lagoon views, private roof top pool and sun deck.

\$799,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626



Map

Villa Iguanna Beacon Hill

Cliff-top free standing home offering sunning ocean views. This recently renovated 3 bedroom home also features a private pool and sunning patio. Home also includes a separate 1 bedroom apartment.

\$775,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

Phone: +1 721 524 5134

Map

Pigeon Road Villa Point Blanche

Charming 3 bedroom, 2 bathroom house with a one bedroom 1 bath apartment located in Point Blanche with beautiful ocean views. Property sits on 2900 m2 of land and has ample space for expansion or additional residential projects.

\$750,000

Agent: Anthony Temmer

Email: Tonytemmer@gmail.com

Phone: +1 721 520 7176





TEMPTATION

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Food & Wine Nov 2011
"... one of the best casino dining options in the world"

National Geographic Traveller Nov 2009
"Jagtiani's creative flair is evident by his heady French Onion Soup, which is spiked with Heineken, Hennessy and honey"

Bon Appetit Feb 2006
"One of the top 10 new restaurants of the Caribbean"

Caribbean Travel and Life Nov 2005
"Temptation chef Dino Jagtiani works wonders with local and international ingredients"




and capture the essence of **award-winning Dino Jagtiani**, the 1st St. Maarten born graduate of the **Culinary Institute of America** one of only three Caribbean born chefs to cook at the **James Beard House** in New York multiple gold medal winner at **Taste of the Caribbean**.

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ESTATES & VILLA

Map 

Villa Panoramic Almond Grove

This million dollar view is nestled on the mountain side of Cole Bay with 3 bedrooms, 4 bathrooms and pool. Located close to the French Border.

\$650,000

Agent: Julien Morand

Email: Julien@islandrealestateteam.com

Phone: +1 721 586 7800



Map 

Coral Shores #18 Pelican Key

A charming home nestled in the private community of Coral Shores, Pelican Key. This 2 bedroom home offers incredible ocean views and sunsets.

\$649,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

Phone: +1 721 524 5134

Map 

Villa Mariposa Dawn Beach

Cozy 2 bedroom 2 bathroom family home with a separate 1 bedroom apartment. Ocean views complimented by a tropical garden with exotic flowers and 15 palm trees, makes this the ideal Caribbean home. Located in the gated community of Dawn Beach Estates.

\$610,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626





Runway Villa Map

Beacon Hill

Investor's dream, private villa complex, perfect for vacation rentals or Bed and Breakfast operation. Motivated seller.

\$599,000

Agent: Andrew Ewing

Email: Andrew@islandrealestateteam.com

Phone: +1 721 524 5134

Map 

Cole Bay Family Townhouse

Cole Bay

The perfect family home; private yet centrally located to shops, restaurants, easy access to both French and Dutch sides! Simply Nice!

\$449,000

Agent: Michele Oare

Email: Micheleoare@msn.com

Phone: +1 721 526 0838



Stand Over Garden Map

Coming Soon: Gated community with 3 bedroom family homes with private yard.

\$250,000

Agent: Anthony Temmer

Email: Tonytemmer@gmail.com

Phone: +1 721 520 7176

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CONDOS

US\$100,000 - \$3,000,000

Map 

Simpson Bay Yacht Club Penthouse

Simpson Bay

Spread over 2 levels with an oversized private roof top terrace and stunning views of Simpson Bay, this recently built 4 bedroom penthouse, offers a sophisticated island experience unlike any other in St. Maarten.

\$1,600,000

Agent: Andrew Ewing

Email: andrew@islandrealestateteam.com

Phone: +1 721 524 5134



Map 

Aqualina **Simpson Bay**

Modern beachfront living with 10 luxury 2 and 3 bedroom condos directly on Simpson Bay Beach. The interior of each unit offers stunning views, allowing for a seamless transition between indoors and outdoors.

Price upon request

Agent: Julien Morand

Email: Julien@islandrealestateteam.com

Phone: +1 721 586 7800

Map 

The Cliffs **Cupecoy**

Luxury Beach Front Condo's in a stunning 12 story masterpiece. All units were sold before completion, but there are a few resales currently available in what has become the benchmark for luxury condos in St. Maarten.

\$750,000 - 3,000,000

Agent: Arun Jagtiani

Email: Arun@islandrealestateteam.com

Phone: +1 721 586 2626





Map  *Porto Cupecoy*
Cupecoy

Mediterranean style waterfront village. Recently constructed with 41 slip marina, restaurants, shopping, watersports. Located on the Dutch side of the border in trendy Cupecoy...

Starting from \$400,000 - 3,000,000

Agent: John Chin
Email: John@islandrealestateteam.com
Phone: +1 721 554 9699

Map  *Paradise Mall Penthouse*
Simpson Bay

Spacious 3 bedroom penthouse with modern contemporary finishings. Oversized bedrooms Incredible value.

\$850,000

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626



Map  *Coral Beach Club*
Oyster Pond

Embark on a journey to Coral Beach Club and find yourself home... Experience one of the most upscale beachfront luxury communities on the island.

Starting from \$795,000

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626

Map 

Cupecoy Beach Club
Cupecoy

Breathtaking ocean views, spacious first floor condo located in the exclusive Cupecoy Beach Club, located next to Mullet Bay golf course and opposite the Atlantis Casino Complex.

\$685,000

Agent: Julien Morand

Email: Julien@islandrealestateteam.com

Phone: +1 721 586 7800



Map 

Las Arenas
Simpson Bay

State of the art Beach front condos and villas. Modern contemporary meets the Caribbean.

Price upon request

Agent: Michele Oare

Email: micheleoare@msn.com

Phone: +1 721 526 0838

Map 

Laguna View
Simpson Bay

This stunning condo sits right on the beautiful Simpson Bay Lagoon. The Unit features 2 bedrooms and 2 1/2 baths with breathtaking views. The Unit also comes fully furnished.

\$665,000

Agent: Anthony Temmer

Email: Tonytemmer@gmail.com

Phone: +1 721 520 7176





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Map 

*Bayview
Penthouse*
Beacon Hill

Bayview Penthouse sitting snugly on the cliff in Beacon Hill, just a few steps from the beautiful Simpson Bay Beach. Spectacular rooftop terrace with private Jacuzzi.

\$650,000

Agent: John Chin
Email: John@islandrealestateteam.com
Phone: +1 721 554 9699



*Atlantica Beach
Club* Map 

Dawn Beach

A beautiful spacious 2 bedroom 2.5 bath ground floor condo in Atlantica Beach Club. This newly renovated unit offers one of the best views on the island.

Price upon request

Agent: Michele Oare
Email: micheleoare@msn.com
Phone: +1 721 526 0838

Map 

*Coco's Beach
Club*
Simpson Bay

Located on the second floor overlooking white-sands Simpson Bay Beach. This fully furnished 2 bedroom, 2 bath condo, offers stainless steel kitchen appliances, coral stone tiles throughout, and unobstructed views of the Caribbean Sea.

\$650,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134





Palm Beach
Simpson Bay

Map 

Located in a gated beachfront community of Simpson Bay beach, this beautiful 2 bed / 2 bath condo is fully furnished. Turnkey, ground floor unit with direct access to pool and beach.

\$539,000

Agent: Julien Morand
Email: Julien@islandrealestateteam.com
Phone: +1 721 586 7800

Map 

Ocean's Building
Philipsburg

Infused with an ingenious design and spacious floor plans, Oceans Residence offers an indulgent escape in Philipsburg, St. Maarten. Alluring blue waters, panoramic views, all in a private enclave...

Starting from \$499,000

Agent: Julien Morand
Email: Julien@islandrealestateteam.com
Phone: +1 721 586 7800



Las Brisas
Cole Bay

Map 

The latest success story from developer Miti Katz. This lagoon front luxury development offers stunning lagoon views with the opportunity to own your own boat slip. Phase 1 already completed and sold out!!! Be the first to reserve your inventory in phase 2.

Starting from \$485,000 - 1,300,000

Agent: Collin Hypolite
Email: Collin@islandrealestateteam.com
Phone: +1 721 588 4777/ +1 721 520 4777

Map 

Blue Mall
Cupecoy

Luxury living atop St. Maarten's latest architectural masterpiece. Centrally located in the heart of Cupecoy, an easy walk to numerous amenities, activities, attractions, and entertainment.

Starting from \$450,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838



Map 

Aquamarina
Maho

Central yet very private location, 24 hour security, gym, water taxi and other services make this property one of the most desired addresses on the island.

Starting from \$450,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134

Map 

Blue Marine Condo
Maho

Recently completed, incredible views over Simpson Bay Lagoon, out to the Caribbean Sea. Spacious common areas with resort style pool. The latest success story from the Maho Group offers a special lifestyle.

Starting from \$385,000

Agent: John Chin
Email: John@islandrealestateteam.com
Phone: +1 721 554 9699





Map 
Princess Heights
Oyster Pond

From the time you walk through the mahogany front door you'll know why this luxury boutique hotel is consistently rated by visitors as the top condo experience on the island.

\$349,000

Agent: Michele Oare
 Email: Micheleoare@msn.com
 Phone: +1 721 526 0838

Map 
Rainbow Beach Club
Cupecoy

Talk about location...Walking distance from several beaches, restaurants, shopping, casino, marina, nightclub, golf, and spa. Common areas include 3 pools, gym, beach access, 24 hour security. Best value in Cupecoy!!!

Starting from \$340,000

Agent: John Chin
 Email: John@islandrealestateteam.com
 Phone: +1 721 554 9699



Map 
Great Bay
Philipsburg

Located on a mile of pristine white sand in the capital of Philipsburg, fully furnished condos with all hotel amenities.

Starting from \$335,000

Agent: Collin Hypolite
 Email: Collin@islandrealestateteam.com
 Phone: +1 721 588 4777/ +1 721 520 4777

Map 

Point Venezia
Maho Area

Cozy 1 bedroom / 1 bath Condo in the secure private gated community of Point Pirouette. Situated on the Lagoon front, owners can enjoy spectacular Ocean and Golf Course views, while relaxing in their own private pool. Amenities include, tennis courts and the possibility of water rights, allowing the owner to keep his boat at his doorstep.

\$299,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134



Map 

Horizon View
Condos

Point Blanche

Recently completed, 2 bedroom condo's all with direct ocean views and private balconies. Located just minutes away from Philipsburg, also available for long term rental.

Starting from \$290,000

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626

Map 

La Terrasse
Maho

Residences at La Terrasse features casual resort living in St. Maarten's premier community. Fully furnished one bedroom apartments with stylish décor and modern amenities.

Starting from \$250,000

Agent: John Elizee
Email: John.islandrealestateteam@gmail.com
Phone: +1 721 522 7327





Map 

*Caravanserai
Condos*

Beacon Hill

Located at the waters edge at the pulse of the entertainment district on the Dutch side of the island, this brand new and enchanting full-service resort truly captivates the mystic beauty of St. Maarten.

Starting from \$195,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134

Map 

*Dancing Lady
Drive Condo*
Saunders



Very nice and private condo in residential neighborhood.

\$117,000

Agent: John Chin
Email: John@islandrealestateteam.com
Phone: +1 721 554 9699



Map 

*Tamarind
Condos*

Point Blanche

Most upgraded one bedroom apartments in well maintained and managed hotel. Just a minutes to the cruise ships, Philipsburg and Great Bay beach.

\$105,000 - 148,000

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"Wonderful pizza with French influences in a pretty setting with good service" Reviewed January 10, 2012
Reasonably priced and delicious. A welcome addition to the Oyster Bay area. The infused olive oil is fantastic with a kick. Salads, pastas and more. Well worth a visit!

"Yum."
Reviewed November 29, 2011

Came here on our first night in St. Martin. Delightful. Dining al fresco, looking out over Oyster Pond, with a few bottles of ice cold Carib and some very fresh and tasty pizza. Really helped us get on island time. I think we ordered delivery from them later in the week because it was so good. I would imagine this would be a great place for kids and families because there's definitely something on the menu for everyone. Still, can be romantic if it's not too busy. Definitely recommend.





RESIDENTIAL LAND

US\$85,000 - \$1,100,000

Map 

Vacant Lot
Lowlands
Lowlands

Vacant lot for Sale in desirable Terres Basses. The perfect opportunity to build your dream home. Architectural renderings of what can be done is available. Please inquire within ...

\$1,100,000

Agent: Andrew Ewing
Email: Andrew@islandrealestateteam.com
Phone: +1 721 524 5134



Map 

Ocean Front Lot
Dawn Beach Estates

Last available Ocean Front Lot in the prestigious Dawn Beach Estates. Ideal for building your Caribbean Dream Home. 1700 sq meters.

\$699,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838

Map 

Lagoon Front
Oyster Pond

Half an acre residential land directly on the lagoon, right next to the French / Dutch border. Possibility to get water rights.

\$575,000

Agent: John Chin
Email: John@islandrealestateteam.com
Phone: +1 721 554 9699





Map 
2x One Acre Lot
Guana Bay

2 x One acre parcels side by side with ocean views. Each with the potential to build one family estate home. Purchase them together or separately.

\$475,000 each

Agent: Arun Jagtiani
 Email: Arun@islandrealestateteam.com
 Phone: +1 721 586 2626

Map 

3/4 Acres
Ocean View
Red Pond Estates

This lot has priceless and amazing oceanfront views. Located at the end of a private road. A dream spot. 3,300 m². Lot 57 includes closing costs. Motivated sellers! Make me an offer!

\$475,000

Agent: Michele Oare
 Email: Micheleoare@msn.com
 Phone: +1 721 526 0838



Map 
Almond Grove
Estates 1/2 an acre
Almond Grove

Spacious lot in Almond Grove Estates, with views extending from Cole Bay to Baie Nettle, overlooking the Simpson Bay Lagoon, Princess Juliana Airport and the Caribbean Sea. This lot has one of the most impressive views available on Sint Maarten.

\$400,000

Agent: Andrew Ewing
 Email: Andrew@islandrealestateteam.com
 Phone: +1 721 524 5134

Map

Hilltop Gated Community

Simply the perfect lot to build your dream home...
Breathtaking ocean views, gentle slope, gated community,
and centrally located!

\$350,000

Agent: Collin Hypolite

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Map

Mandara Residences

Red Pond

Recently featured in Unique Homes Magazine, this exclusive gated community offers 35 residential lots with breathtaking ocean views and state of the art infrastructure.

Starting from \$250,000

Agent: Michele Oare

Email: Micheleoare@msn.com

Phone: +1 721 526 0838

Map

Rice Hill Gardens

Upper Princess Quarter

2024 m² ready to construct with all infrastructure in place. Paved roads, 24 hours security, gated...

Buy now!

\$230,000

Agent: Collin Hypolite

Email: Collin@islandrealestateteam.com

Phone: +1 721 588 4777/ +1 721 520 4777





Tamarind Hill ^{Map}

Tamarind Hill Estates

Finally your chance to own land in Gated Tamarind Hill Estates at a great price! Amazing crystal blue ocean views! Motivated Sellers...!!
Make Me An Offer!

\$225,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838

Map 

Indigo Bay
Cay Bay

"Hottest new development on the Island" Unique opportunity to get involved in the beginning stages of what will be the largest gated community on the island, amazing ocean views, beach access.

Starting from \$125 per square meter

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626



Valley Estates ^{Map}
Waymouth Hill

New subdivision with infrastructure already in place. Several homes already being constructed, incredible value, great family community.

Starting from \$85,000

Agent: Ignacio Stapleton
Email: Ignacio@islandrealestateteam.com
Phone: +1 721 556 5472



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US\$150,000 - \$20,000,000

Private Island
Belize

Not too many people can say they own an island!!! This 608 acre tropical paradise off the coast of Belize awaits someone bold enough to place their own flag on this secluded island. A billionaire's dream... (neighboring island is owned by Leonardo DiCaprio!)

\$20,000,000

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626



Hotel/Casino
Red Pond

Map 

18 acres beachfront with the possibility to subdivide or build a resort / casino. Sunrise view with St. Barths in the distance.

\$15,000,000

Agent: Michele Oare
Email: Micheleoare@msn.com
Phone: +1 721 526 0838

Boutique Hotel
Boutique Hotel

Live the dream...own and operate a cozy boutique hotel...lucrative opportunities to build a fun and enjoyable lifestyle / career on one of the most desired destinations in the Caribbean. Options available on both Dutch and French St. Maarten.

Starting at \$5,000,000

Agent: Anthony Temmer
Email: Tonytemmer@gmail.com
Phone: +1 721 520 7176





Beacon Hill Building
Beacon Hill

Map 

2 recently remodeled apartment buildings...great rental history, centrally located walking distance to beach, great return on investment.

\$3,000,000

Agent: Collin Hypolite
Email: Collin@islandrealestateteam.com
Phone: +1 721 588 4777/ +1 721 520 4777

Map 

Cupecoy Corner
Cupecoy

Unfinished commercial / residential building with incredible potential. Centrally located in the middle of almost 900 residences, university, high school and much more. Conservative 9% ROI upon completion. More details available...

\$2,400,000

Agent: Julien Morand
Email: Julien@islandrealestateteam.com
Phone: +1 721 586 7800



Ocean Front Beacon Hill
Beacon Hill

Map 

1200 m², flat oceanfront land, naturally elevated and protected on a CLIFF with amazing views overlooking the Caribbean Sea and Simpson Bay Beach. Ideal location to build luxury condos. Property also comes with an existing 3 bedroom family home. Great potential, motivated sellers...!

\$1,250,000

Agent: Arun Jagtiani
Email: Arun@islandrealestateteam.com
Phone: +1 721 586 2626

Map

Vista Al Puerto
Point Blanche

This well maintained building has a great track record of generating income. Every apartment has its own private balcony with ocean view. It features 2 well maintained parking lots which can accommodate at least 10 cars. Vista Al Puerto is just minutes away from Philipsburg.

SERIOUS OFFERS ARE WELCOME.

\$1,250,000

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Map

Simpson Bay Hilltop
Simpson Bay

6,000 sq meters located in the heart of Simpson Bay with dramatic views overlooking the lagoon and Caribbean Sea. Developers dream.

\$695,000

Agent: Arun Jagtiani
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For more information contact
 Michele Marie +1 721 526 0838 micheleoare@msn.com
 Listing Price: US\$2,000,000. Elegant, yet so Simple.....



VACATION RENTALS

Map 

Atlantica Rental

Upon entrance, feel your stresses fade as the warm earthen colors used throughout the villa embrace you and lift your spirits. The decor, best described as a rustic tropical charm, blends modern comforts with the appeal of ancient worlds. Make plans now to visit this tranquil place that invites you to relax and enjoy the incredible views.



Map 

Simpson Bay Yacht Club Condo

Located in the prestigious Simpson Bay Yacht Club, the mecca of the yachting capital of the world. You are steps away from world class dining and entertainment in this two bedroom luxury condo.

Map 

La Brise

La Brise is nestled atop a mountain overlooking the ocean and St. Maarten's exquisite Oyster Pond Harbor. This luxurious 4 bedroom villa features beautiful gardens, a private courtyard, spacious terraces and exclusive amenities such as a full-time Concierge, designer kitchen, plasma TVS and tasteful furnishings.





Map  *Lighthouse Luxury*

Footsteps to the beach Enjoy our ocean front location and hearing the waves roll in from each of our three private en-suite rooms. Each room offers a private balcony and sitting area.

Map 

Villa Belle Vue

This large 4500 sq foot villa overlooks *the world famous Orient Beach*. You can expect four spacious and well appointed guest suites; each suite embodies luxury and offers a king size bed. Each suite offers a dream bath including two private showers, one inside and one outside.



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TESTIMONIAL

“I’m writing to let you know appreciative I am for how Andrew Ewing and Island Real Estate Team handled the sale of my mothers property. They were not only professional in their approach, but went beyond the call of duty with all the things they did for her. They also helped me a great deal with their assessment of the situation and advice with how to proceed. This was a difficult assignment in the this market and a very important one for our family. We are pleased with the outcome. We’ll always remember them fondly for the caring way in which they handled the transaction. My very best to Andrew with wishes for much success

**DEAN GOLDSMITH –
New York, USA**

“HAT TIP TO THE PROFESSIONALS OF ISLAND REAL ESTATE TEAM!”
My 60 day turn-key purchase of one of the most sought after cliff hanging, ocean side villas on the island, left me wishing such professional service could had back in the states. No matter which way I look at it, from the offer, to the loan, to the appraisal and closing, this was the easiest, most comfortable closing I have had in my 33 years as a US real estate attorney. I wish I could clone the whole team and move them to the States.

If you like to contact me regarding specific questions, feel free to email me at rmwjr428@yahoo.com

**ROBBY WILSON – Arkansas, USA
VILLA DOLFIJN**

When I first asked to send a testimony to Mr.Collins Hypolite I did not hesitate a bit, immediately I ran to the computer and started typing. If My husband did not stop me I would have continued for days to come.

Just to make it short and in simpler words; Mr Hypolite has been an inspiration to me and my family,coincidentally enough it started off by an introduction from a local bank to Mr.Hypolite.

Firstly, Mr.Hypolite did not only want to sell us(my family) a house/home, he made it his business to inform us all about the island and buying on the island of St.maarten for the very first time.

Some other agents and OR companies would rather sell you some property and get their commission and that’s it, am not saying that commission is an issue but the information and communication with your agent/broker goes a long way.

Mr.Collins Hypolite has been a great inspiration and buying on the island of St.Maarten with the assistance of Mr.Hypolite, I would not hesitate for a minute to reccomended his level of professionalism to all my friends,family and business associates alike.

Buying on the island of St.Maarten and any other Caribbean island, please,please contact Mr.Collins Hypolite first before any decision.

MRS. MARIA PEREZ – Venezuela

What a great experience we had when we purchased our home with Arun. He was very professional and knowledgeable. We have vacationed in St Maarten for 18 years and have often spoken about purchasing a home there. On our last visit to St Maarten we decided to start our search. Arun came highly recommended to us from a friend of ours that lives in St Maarten. She told us we would not be disappointed...and she was right! Since we live in the United States we thought purchasing a home would be difficult. If fact, it was just the opposite. My husband and I knew we wanted a house and knew our budget and left the rest up to Arun. He picked us up at our hotel and showed us several homes. He was very knowledgeable about the homes, locations and so patient with our many questions. We finally thought we found the house but not sure and again he picked us up and showed us the house again and cleared up any concerns we had.

We went back home and started getting our finances in order. Arun was in contact with us just about every week, sometimes every day. We found answers to more of our questions and took care of many things (questions for the notary, securing meters with the electric company, getting inventory of the home ...) that we could not have taken care of ourselves. This truly was a great experience for us and when we are ready to move up to a bigger and better home Arun would absolutely be the one we contact.
Thanks for everything,

**ALYSON & PAT MACOMB –
Long Island New York, USA**

We just bought a great piece of property!! All thanks to Michele Oare of Island Real Estate Team. We are virgin buyer’s so we don’t have experience with other Real Estate Company’s but we do know now that we don’t have to look any further as we are more than satisfied with the Island Real Estate Team. Their team was professional, fast and trustworthy. Keep up the good work Michele; you truly are our number one team.

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EMAIL : fun@captainalan.com**

I met Arun after winning a trip to St. Martin. This trip was a raffled off at a fundraiser for the hospital where I work in Maryland. Arun arranged the donation of my plane tickets, accommodations, a wonderful meal at Temptation, and several gift certificates. Arun showed me several properties on the island. I was impressed by his knowledge of and his enthusiasm for the island of St. Martin. Even though St Martin is one of the most beautiful places that I have ever visited, what I will remember the most is the hospitality that Arun and his family showed me during my trip.

**DAVID J & NANGY M – Maryland,
USA**

“ I can’t wait to finish my education, start my career and come back to St. Maarten to buy a house from Island Real Estate Team.” - Philip Ottvanger (Intern at Island Real Estate Team September - December 2011) - Holland

The Island Real Estate Team handled the sale of our villa professionally and painlessly..... Expert knowledge of the island and current market conditions contributed to a timely and profitable experience - WANDA & TOM BROWNING, USA

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Q Do I have to be a resident or do I need to obtain a special permit to purchase property in St. Maarten?

A Anyone can purchase property on either side of the island. There are no special laws or restrictions that apply to foreigners who own property on St. Maarten / St. Martin.

Q What kind of deed will I get?

A There are three types of deeds in St. Maarten:

1. Fee Simple
2. Government Long Lease
3. Private Long Lease

All deeds are transferred at an appointed notary, and registered at the Kadaster Office (Island registry)

Q What is the closing procedure, and how much is closing cost?

A Title is transferred through the office of an appointed Notary. All notaries on island are of legal backgrounds and they serve as a neutral party for the buyer and seller. The Notary is responsible for making sure title is transferred free and clear. Total closing cost is approximately 5% on Dutch side and ranges from 9 to 11% on the French Side (this includes all transfer fees, Notary cost and title search).

Q Do I have to be physically present on the island to buy or sell property?

A No you can assign power of attorney for someone to sign on your behalf, this applies to both buyer and seller.

Q Do I have to buy the property in my name?

A On the Dutch side it is possible to purchase property in the name of a local corporation, or an offshore corporation.

Q How long does it take for ownership to be transferred to my name?

A Most transactions require between 4 to 6 weeks for ownership to be transferred. On the Dutch side it is possible to close within 1 or 2 weeks if no financing is required.

Q What about taxes?

A On the Dutch side you are only subject to the one time closing costs. THERE ARE NO ANNUAL PROPERTY TAXES AND NO CAPITAL GAINS TAXES!!! However if you are using your property for rental purposes you are subject to turn over tax and profit tax (it's advisable to consult with an accountant for more details on this matter). On the French side there are annual taxes as well as capital gains taxes.

Q Is financing available?

A Yes, most banks on island will offer financing to locals and foreigners. Typically they will finance between 50 to 65% of the transaction.

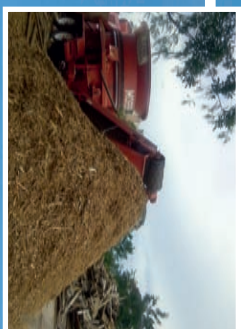
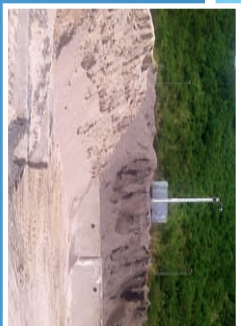
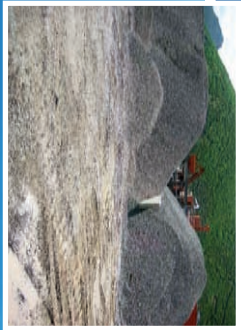
Q Can I get Hurricane Insurance?

A Yes, you can get full coverage. A typical policy that covers you in almost ever circumstance will cost you between 1 – 2% of reconstruction cost.

Q Can I rent my property when I am not using it?

A There is a great market for vacation rentals on both sides of the island. Rentals may range from about \$1,000 a week to well over \$50,000 per week. The peak season for rentals is between December 15th to April 15th.

“ You can build on us you can count on us ”



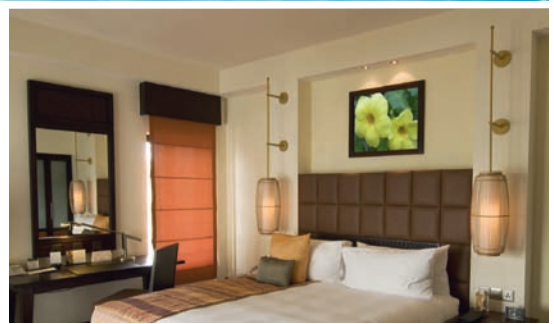
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