

SINT MAARTEN BUYING GUIDE


COLDWELL BANKER
PREMIER ISLANDS
REALTY



SINT MAARTEN BUYING GUIDE

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ABOUT SINT MAARTEN

Welcome to Sint Maarten, also known as the crossroads of the Caribbean, our tiny island is located at the northern end of the Lesser Antilles, and has the smallest land mass in the world. Known as a near perfect vacation spot, the French and Dutch have been living side by side here for hundreds of years, with no borders or customs between them. The French side has quite a continental flair, with fashionable shopping, and the Dutch side, is less expensive with more nightlife.

Small but mighty, our beautiful island has everything you could ever want, with our amazing variety of landscape, lagoons, beaches and private coves, it's almost impossible to imagine without visiting.



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The sailing is excellent, as is our world class diving, hiking, fishing and climbing, see and do it all, for here there are no limits!

Sint Maarten is home to residents from over 90 different countries and in recent years it has become a bustling economic center of the Northeastern Caribbean, which continues to grow rapidly. Just three hours from New York, and two hours, forty-five minutes from Miami, Sint Maarten is within easy reach for a quick getaway whenever you want.

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REAL ESTATE OVERVIEW

Come and find your dream home on our friendly island. Once you start your search, you will soon realize that Sint Maarten is the perfect choice to make your dream investment. The real estate market offers a wide selection of properties, at prices that are affordable for everyone, no matter what you are looking for.

The real estate market is booming in Sint Maarten, thanks to the increasing numbers of Europeans and Americans choosing to make this magnificent island their home, or second home. Many people are attracted by the unique mixture of European and Caribbean lifestyle, which makes this an island like no other.

Sint Maarten has excellent professional real estate agents, property lawyers and developers who understand the market completely, and can help you to create your dream home, whatever it may be.

So, whether you are looking for an investment property, a second home, a vacation home, or you want to make a permanent move to Sint Maarten, our wonderful island offers a distinct feel that you will find hard to resist.



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TOP TIPS FOR BUYING REAL ESTATE

The good news is that there are no restrictions for foreign buyers in Sint Maarten, anyone is free to purchase the property of their choice without the need to be a resident. Purchasing real estate is simple, if you are buying a private residence or land in your own name, you must present your passport or other photo identification. If you are buying in a company name, you will need to present articles of incorporation and a statement showing the company is in good standing.

There are three types of deeds in Sint Maarten to choose from, all of which are subject to transfer tax:

- Fee simple
- Government Long Lease
- Private Long Lease

Before you begin you should:

- Find a reputable and experienced realtor
- Find a good lawyer
- Know your budget



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THE PROCESS

Once you have your realtor and lawyer in place, and you know what your budget is, it is time to sit with your realtor and discuss the types of properties you are interested in, areas you are willing to consider, and make a list of wants and needs for your new property. The more information you can provide your agent, the easier it will be for them to show you suitable properties.

If you require financing for your new property, it is a good tip to obtain pre-approval for your mortgage so that you can present this paperwork to the owner of your dream home, this way they will know you are a serious buyer, and there will not be any problems with the purchase.



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Once you have found your dream home, you will:

- Make your offer on your chosen property
- Once the offer has been accepted, both you and the seller will sign the sale documents which are prepared by the notary
- The 10% percent deposit will be paid to secure the property
- All necessary searches will be carried out by the notary
- At closing the buyer will pay the one-off transfer tax, and the balance of the purchase price will be transferred to the sellers notary

*** Here in Sint Maarten it is not necessary to hire an attorney, as local notaries act in accordance with the Netherland Antilles civil law when transferring property from the seller to the purchaser. However, we have many attorneys that can help with the process, if you prefer. ***



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BUYING COSTS AND TAXES

- Fee Simple Deed transfer tax – 4% of the purchase price
- Long Lease Deed transfer tax – 6% of the purchase price

There are currently no annual property taxes, capital gains or land taxes here in Sint Maarten, although there will be a tax for renting your property out.



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GETTING A MORTGAGE

If you require financing to make your dream home a reality, there are several banking institutions on Sint Maarten that will approve a loan for non-residents. Typically, banks will loan non-residents 70% of the purchase price, therefore a minimum of 30% down payment is required. Monthly payments of principal and interest will be granted for up to 15 years if the maximum term and age of applicant does not exceed the government retirement age.



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REASONS TO BUY SINT MAARTEN PROPERTY

- Growing, well established real estate market
- Stable economic and political climate
- No Capital gains or property tax
- Sint Maarten offers some of the Caribbeans most beautiful homes
- Easily accessible from most major US cities and Europe



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RESIDENCY

Although you do not need to be a resident to purchase property in Sint Maarten, if you want to stay for longer than 3 months, without having to leave the country, you may want to apply for residency.

There are several different types of residence permits available ([click here for full details](#)), however if you are interested in investing in property on the island the “Investment” permit is a good option.

Documents needed for application:

1. Model I form filled out
2. Passport
3. Birth certificate
4. Police record not older than 6 months
5. If married, original marriage certificate
6. School registration letter for any children
7. Bank references
8. Bank statement
9. Full proof of the investment



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GENERAL INFORMATION

Schools

Education on Sint Maarten is compulsory and free for children between the ages of 4 and 18, is thought of as the right of every child and designed to give them the opportunity to live productive and successful lives. There are 6 primary schools for children between the ages of 6 and 12 on Sint Maarten, and one state secondary school; Sint Maarten Vocational Training School, which offers commercial professional and technical training.

Utility companies

Electricity / Water - GEBE N.V.- 1 (721) 546-1100

Telecommunications - Telem Group- 1 (721) 548-4357



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For those who want to continue their education further, the Sint Maarten government provides a comprehensive financial support program for university education. Students can choose from the University of Sint Maarten, or one of the universities on the South American, North American, or European mainland.

The University of Sint Maarten, offers degree courses in business, liberal arts, applied science, education and hospitality. [Click here for further information.](#)

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Healthcare

There is a hospital and several health centers available on Sint Maarten, offering affordable healthcare, with some of the best medical facilities in the area. There is also an emergency airlift to Puerto Rico available.

Sint Maarten Medical Center (Hospital), Cay Hill - 543 1111

Mullet Bay Clinic, Mullet Bay- 545 4280

Dannaway Medical Center, Simpson Bay- 545 2911

Sint Maarten Health Care Clinic, Cole Bay- 542 6914

Cole Bay Clinic, Cole Bay- 544 2466

Great Bay Clinic, Philipsburg- 542 6542

Our emergency ambulance number is: 912



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SINT. MAARTEN FAQ

Can I Drink the Tap Water in St Maarten?

The water in Sint Maarten is safe to drink, and many hotels actually serve desalinated water. However, the taste and temperature may not be very nice, so there is plenty of inexpensive bottled water on sale.

Is Sint Maarten in the Hurricane Belt?

Yes, St. Maarten is situated within the hurricane belt, however the island is typically blessed with hot sunshine throughout the year.

What Languages are Spoken in Sint Maarten?

The official language of Sint Maarten is Dutch although English is the most widely spoken language, so there will be no problem understanding or being understood.



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What time zone is Sint Maarten in?

The local time in Sint Maarten is Atlantic Standard time (GMT+4) all year. Daylight Saving Time has never been used here.

What is the percentage of Consumer Taxes in Sint Maarten?

The consumer tax rate is based on the purchase price of certain goods and services, the current rate is 5%.

How accessible is internet in Sint Maarten?

Wifi networks are available throughout Sint Maarten and most restaurants and bars provide internet access for free.

What Currency is used in St. Maarten?

The Antillean Guilder or Florin is the official currency. US dollars are accepted at the majority of businesses.



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What Currency is Used in Sint Maarten

The currency used on Sint Maarten is the Florin, otherwise known as the Netherlands Antillean Guilder. The exchange rate is approximately 1.80 fls. For US\$1.00. To see the exchange rate from your currency [click here](#)

What are the biggest Supermarkets in Sint Maarten?

- Carrefour Market
- Kam's Foodworld
- Cost U Less

Is there Duty Free Shopping?

Yes, the shopping in Sint Maarten is tax free, so the price you see is the price you pay.



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What are the Liquor and Drug Laws in Sint Maarten?

The legal drinking age in Sint Maarten is 18, and alcohol is sold in grocery stores and restaurants. All recreational drugs are illegal.

What Embassies and Consulates are there in Sint Maarten?

- Canada- Philipsburg, Consulate
- Dominican Republic- Philipsburg, Consulate General
- France- Philipsburg, Consulate

Can I Retire in Sint Maarten?

The retirement age on Sint Maarten is 62 years of age, if you are 62 years of age, have proof of sufficient income and want to retire to the island, a Pensioners Permit may be a good option for you.



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How can I make a phone call to, from and in Sint Maarten?

Call Sint Maarten from the United States and Canada

Dial 001 + 721 + Landline Number

Dial 001 + 721 + Mobile Number

Call Sint Maarten from other International Countries

Dial 00 + 1 + 721 + Landline Number

Dial 00 + 1 + 721 + Mobile Number

Call the USA and Canada from Sint Maarten

Dial 00 + 1 + Area Code + Landline Number

Dial 00 + 1 + Area Code + Mobile Number

Call other international countries from Sint Maarten

Dial 011 + Country Code + Area Code (without the first 0 for the UK) + Landline Number

Dial 011 + Country Code + Mobile Number (without the first 0 for the UK)

How do I make a local call in Sint Maarten

Dial 1 + 721 + Local Number

Dial 1 + 721 + Mobile Number



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ABOUT US

Coldwell Banker Premier Islands Realty serves as the main branch uniting various Caribbean territories. It stands as the ultimate destination for luxury real estate across the islands, offering a unique blend of opulence and the quintessential island lifestyle.

When one envisions the Caribbean, pristine beaches and tranquility come to mind. A place where the sun sets in a golden blaze every day, where warm, friendly locals embrace a laid-back culture, and where the quality of life soars. It's an atmosphere that fosters a sense of family and makes it effortless to forge connections with people from diverse backgrounds.

With its wide array of activities and a lifestyle tailored to simplicity, the Caribbean is the ideal haven for those seeking a humble existence.

Picture turning your dream vacation spot into your permanent residence. With the key to the Caribbean, all possibilities become realities.



View our St. Maarten Listings

