



COLDWELL BANKER
ST. BARTH

ST. BARTH BUYING GUIDE



WELCOME TO ST. BARTHELEMY

Saint Barthélemy, commonly known as St. Barth or St. Barts, has a population of around 10,000 residents, and is a small Caribbean Island that is part of the French overseas collectivity.

The island's culture is distinctly French, which is evident in its cuisine, fashion, and overall lifestyle. This French influence is seamlessly blended with the relaxed and vibrant charm of the Caribbean, creating a unique and sophisticated atmosphere that defines St. Barth's appeal.

The economy of St. Barth is heavily reliant on luxury tourism, catering to high-end travelers with upscale hotels, villas, restaurants, and shops. Yachting and water sports are also significant draws





Island Overview

- Location: St. Barth is located in the northeastern Caribbean Sea, about 35 kilometers (22 miles) southeast of St. Martin and about 230 kilometers (143 miles) east of Puerto Rico.
- Size: The island covers an area of approximately 25 square kilometers (9.7 square miles).
- Capital: Gustavia is known for its charming harbor, luxury shops, and restaurants.
- Climate: St. Barth has a tropical maritime climate with warm temperatures year-round, averaging between 24°C (75°F) and 30°C (86°F).

St. Barth Real Estate Overview

St. Barthélemy, or St. Barth, features an exclusive real estate market renowned for its luxury properties, limited supply, and high demand, making it one of the most expensive in the Caribbean. The market is dominated by upscale villas, estates, and luxury apartments that often include modern designs, ocean views, and private amenities.

Popular areas for real estate include:

Gustavia, known for its vibrant harbor and shopping.

St. Jean with its beautiful beach and proximity to amenities.

Gouverneur and Colombier, offering prestigious hillside villas.

The island's small size and strict development regulations limit the availability of new properties, maintaining high prices and making it a competitive market. Despite these challenges, demand remains strong among affluent international buyers, driven by the island's unique blend of French sophistication, Caribbean charm, and privacy.



Can Foreigners Buy Property in St. Barth?

Yes, foreigners can buy property in St. Barthélemy, and the process is relatively straightforward compared to many other Caribbean destinations. There are no restrictions on foreign ownership of property, and international buyers are welcome. Here are some key points about purchasing property in St. Barth:

- **Legal Framework:** As a French overseas collectivity, St. Barth follows French property laws. Foreign buyers enjoy the same rights as French citizens, and the process is transparent and well-regulated.
- **Investment Appeal:** St. Barth's real estate market is known for its exclusivity and stability, making it an attractive investment for those seeking luxury properties in a high-demand location. The island's limited land availability also contributes to maintaining property values.

Buying property in St. Barth is a popular choice for those looking to invest in a luxury home or vacation rental in one of the Caribbean's most prestigious destinations.



Home Buying Process

The property buying process in St. Barth follows French property law and is straightforward, though there are a few steps to follow. Here's a breakdown of the process:

Finding a property: Work with your Coldwell Banker St. Barth agent, who will help you to navigate the market and find the right property.

Viewing and Evaluation: You'll visit properties and assess them based on your preferences, such as location, views, amenities, and price.

Negotiation: Once you've found a property, you make an offer. The buyer and seller negotiate on the price and any specific terms of the sale.

Acceptance: If the offer is accepted, the process moves forward to a preliminary contract stage.

Signing the Preliminary Sales Agreement (Compromis de Vente): This is the contract that outlines the terms of the sale, including the purchase price, conditions, and any agreed-upon contingencies (such as financing). This agreement will be drafted by the notary (Notaire).

Deposit: A deposit, typically 10% of the property's purchase price, is required at this stage to secure the agreement.

Cooling-Off Period: French law provides a 10-day cooling-off period for the buyer, during which they can withdraw from the purchase without penalty.

Due Diligence and Legal Checks: A French notary (notaire) is responsible for overseeing the transaction, ensuring that all legal and administrative checks are completed. This includes verifying the title, ownership rights, and any existing encumbrances on the property.

Arranging Financing: If financing is required, this is the stage to finalize any loan arrangements. Foreign buyers may find local mortgage options limited, and many choose to finance through institutions in their home country.

Signing the Final Sales Contract (Acte de Vente): Once due diligence is completed, the final sales contract (Acte de Vente) is prepared by the notary. Both the buyer and seller sign the final contract, either in person or by granting a power of attorney if they cannot be present in St. Barth.

Final Payment: The remaining balance of the purchase price is paid at this stage, typically via bank transfer.

Title Transfer: The notary registers the transaction with the French land registry, officially transferring ownership to the buyer. Once registration is complete, you are the legal owner of the property.



Associated Costs

- Notary Fees: 6-7% of the purchase price.
- Real Estate Agency Fees: 6% (usually paid by the seller).
- Property Insurance: Annual, based on risk, construction cost, and desired coverage.

Are There Restrictions on Foreigners Buying Property in St. Barth?

Saint Barthélemy, although a French territory, holds the status of an Overseas Collectivity. This status grants it extended autonomy in the areas of taxation, urban planning and development, as well as in the management of the local economy.

General Information

- **Beaches:** St. Barth is known for its beautiful beaches, including St. Jean, Flamands, Saline, and Gouverneur.
- **Activities:** Popular activities include sailing, snorkeling, scuba diving, windsurfing, and hiking. The island also offers luxury shopping, fine dining, and vibrant nightlife.
- **Events:** The island hosts several events throughout the year, including regattas like the St. Barth Bucket and the Voiles de St. Barth, as well as music and cultural festivals.
- **Healthcare:** The island has healthcare facilities, but serious medical cases are often referred to nearby St. Martin or Guadeloupe.

St. Barth's blend of French elegance, Caribbean beauty, and exclusivity makes it a unique and sought-after destination in the Caribbean.



FAQ's

Are hurricanes a concern?

As with all of the Caribbean coastline, hurricanes are possible, however our buildings are generally constructed to withstand strong winds, and residents are well-informed about evacuation and safety procedures.

What language is spoken on St. Barth? The official language of St. Barthélemy is French, as it is a French overseas collectivity. French is used in government, education, and day-to-day life by locals. However, English is also widely spoken, especially in the tourism and hospitality sectors, as the island attracts many international visitors.

What time zone is St. Barth in?

St. Barthélemy is in the Atlantic Standard Time (AST) zone, which is UTC -4 hours. The island does not observe daylight saving time, so the time remains the same throughout the year.

What currency is used in St. Barth?

The official currency of St. Barthélemy is the Euro (€), as it is a French overseas collectivity. However, U.S. dollars (USD) are widely accepted.

How much is sales tax?

There is no sales tax on the island

Do I need a visa to live and work in St. Barth?

Whether you need a visa to live and work in St. Barthélemy depends on your nationality and the duration of your stay.

- **European Union (EU) Citizens:** If you are a citizen of an EU country, European Economic Area (EEA) country, or Switzerland, you do not need a visa to live and work in St. Barth. As a French overseas collectivity, St. Barth allows free movement for EU citizens, similar to other French territories.
- **Non-EU Citizens:** If you are from a non-EU country (including the United States, Canada, and others), you will need a long-stay visa and a work permit to live and work in St. Barth.





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For additional information on buying property in St. Barth please reach out to us:

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