

Princess Heights
★★★★

Luxury (Boutique Condo) IfoteC

LIVE
INVEST
RETIRE
IN ST. MAARTEN

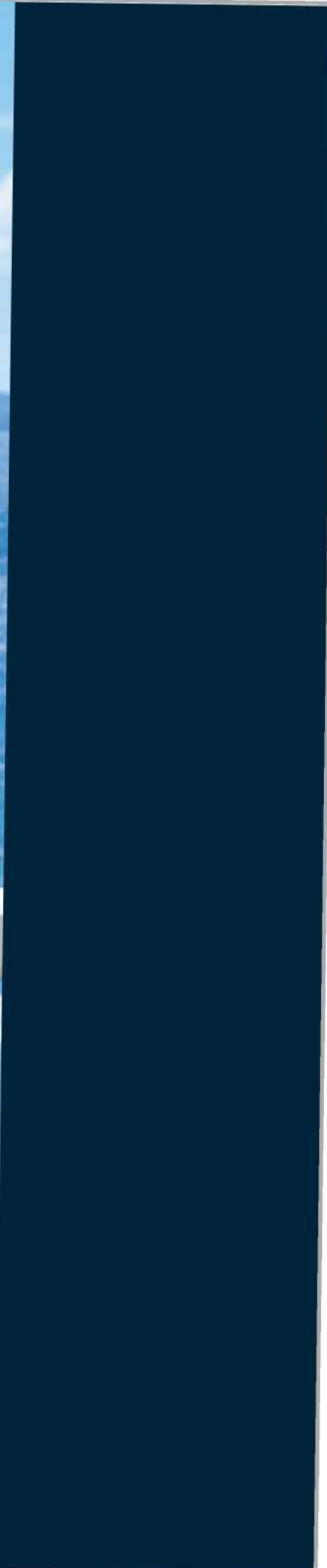
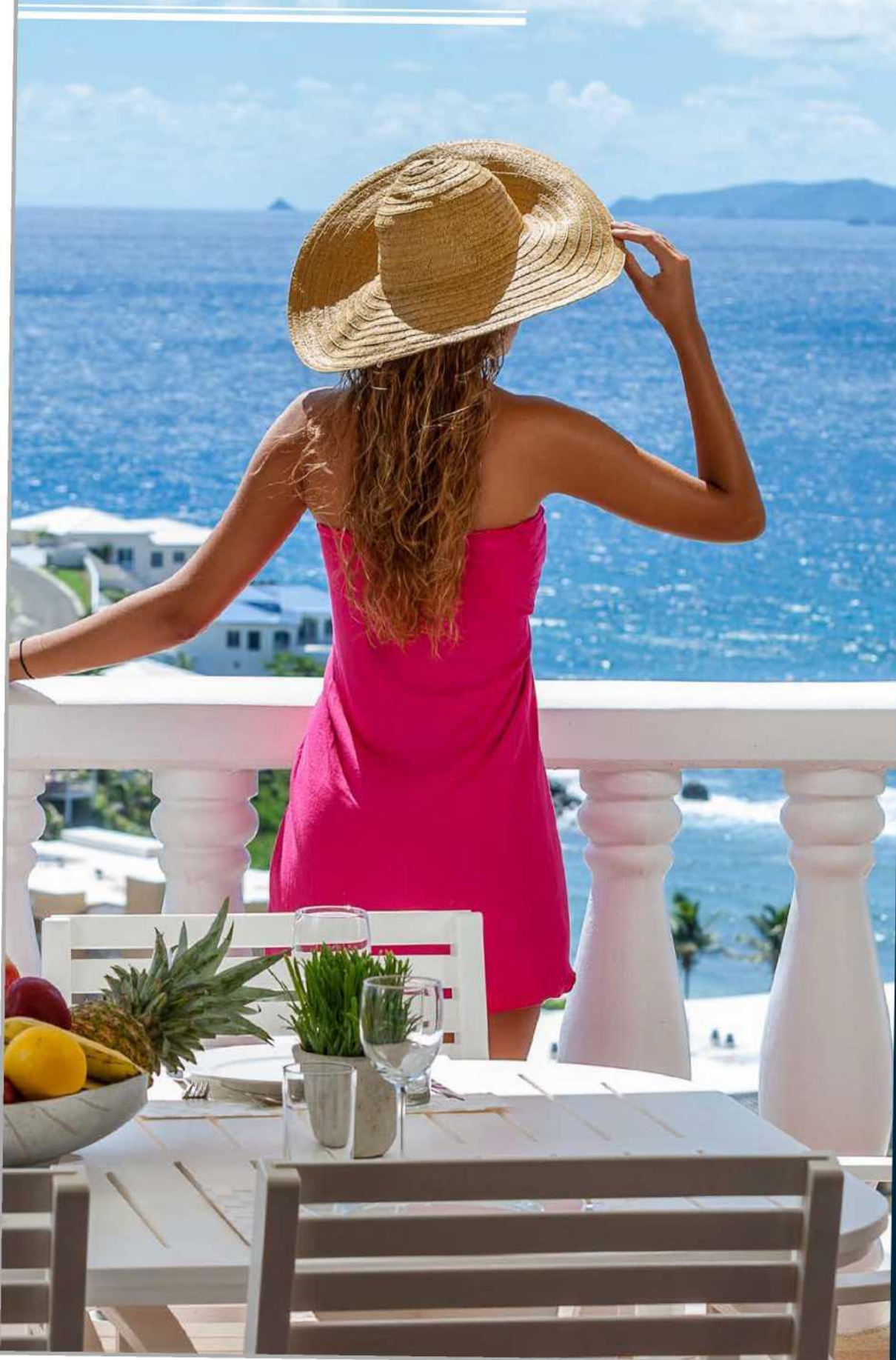
Own a Condo at
Princess Heights, a magical
place in the Caribbean
where moments become the
memories of a lifetime

Princess Heights Luxury
Boutique Condominiums:
Deluxe Ocean View One
and Two Bedroom Suites

FOR SALE



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Why Princess Heights?

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The Location: St. Maarten, the friendly island is currently part of the the Top 25 Destinations of the world by Tripadvisor's 2020 Traveler's Choice Awards, making it a valuable destination for investment for vacation rentals.

The Property: Princess Heights Hotel has earned an unrivaled reputation in quality and service in St. Maarten, being awarded by the World Travel Awards as "Best St. Maarten Hotel" for 4 times, plus 7 consecutive Excellence Awards by Tripadvisor and three consecutive Green Key awards for eco friendly practices.

Exquisitely appointed in a hillside in one the most secluded yet elegant residential areas of Dutch St. Maarten just meters away from the border to the French side, Princess Heights offers top quality condo units full of luxury, comfort and privacy, managed 24/7 by an experienced, knowledgeable staff that will make your long awaited island life dreams come true. Live your Caribbean dream; the rest is on us.

LIVE IN THE CARIBBEAN

A unique revenue producing system allowing you to earn consistent returns on your investment by joining Princess Heights' Rental Agreement, which allows hotel management to rent your unit when available. Princess Heights Hotel is among the first hotels in St. Maarten in terms of quality and reputation, with all-year round specials that will benefit your unit.

INVESTMENT RETURNS

Take advantage of being a Condo owner in one of the most exotic Caribbean destinations and plan your retirement actively with Princess heights. Simply owning a condominium will be more than enough to pay your mortgages while having the privilege to visit your condo any time of the year.

THE PLAN RETIREMENT





PROPERTY

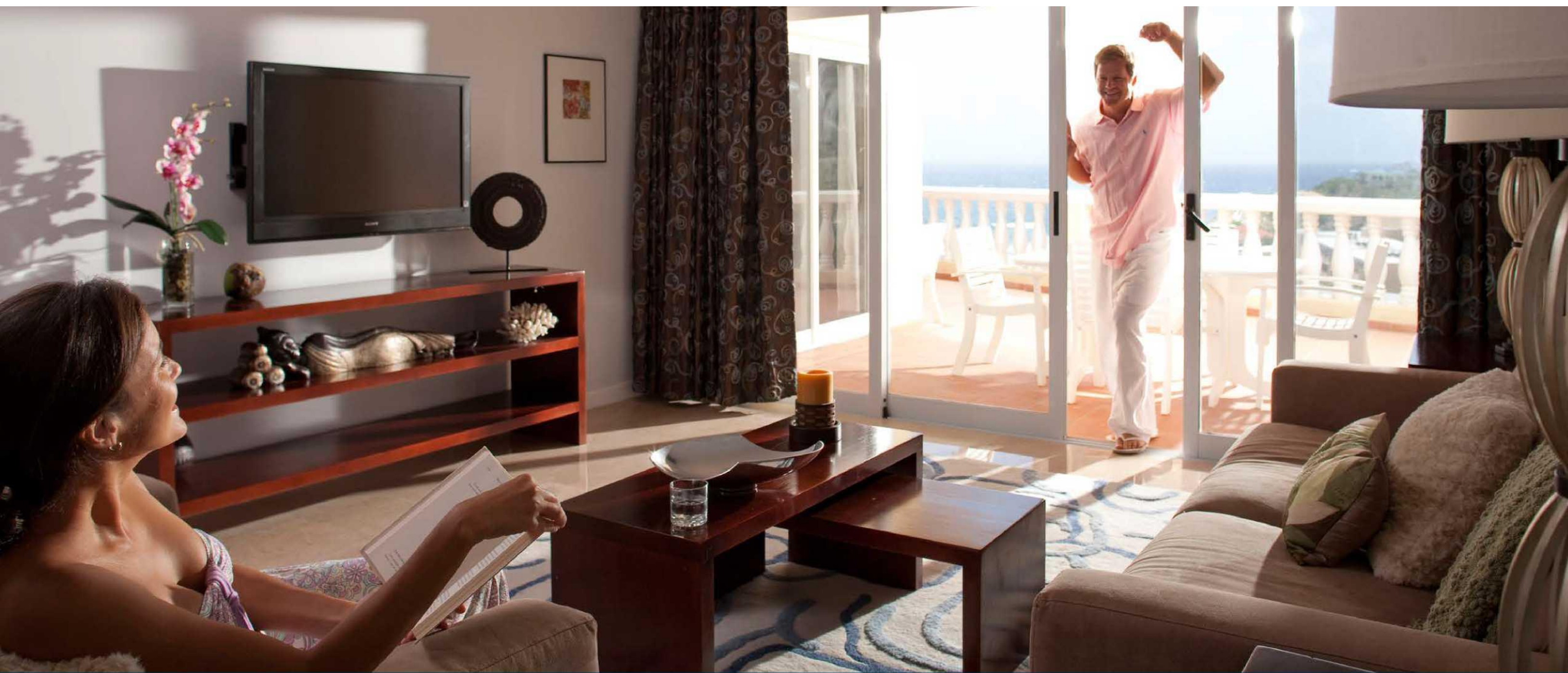
Luxury, privacy and rewarding comfort at its best: That is what we call a Princess Heights Experience. Exquisitely appointed condominiums with solid buildings and top class construction finishes, designed for your pleasure and style. Every touch is consistent with Princess Heights exemplary standards. Our outstanding quality is reflected in every corner of each suite.

As a company that has grown from 15 suites to 51 suites while still maintaining its best reputation amongst over 70 hotels in Dutch St. Maarten, our deeply instilled culture, personified by our highly motivated staff, continues to get stronger. Over more than 19 years, we have built an unrivalled reputation of dedication, trust and connection with our guests - a connection we will steadfastly uphold, now and always.

Princess Heights is located in a privileged spot between two exclusive Neighborhoods: Dawn Beach and Oyster Pond. Located just steps away from the border of the Dutch and French sides of the island, Princess Heights welcomes guests and owners to enjoy the most exclusive and secluded areas of St. Maarten while still being proximate to important geographical landmarks. The exclusiveness and private atmosphere has made Dawn Beach and Oyster Pond symbolic spots for romantic getaways and a place to create blissful memories with families, boasting its magnificent turquoise blue waters of the Atlantic and the view of St. Barths as if you can catch it in your palm.

Princess Heights' professional, dedicated staff, under guidance of the very owners of the property (the same who actually built it) is available and ready to do all the work that it is required for you to maintain your vacation home.

For almost two decades ever since Princess Heights was built, our dedication to perfecting the travel experience has remained intact. What started as a small family project in the late 90's has become the Multiple-time Award winning property that it is today.



AWARDS & RECOGNITIONS

Since the beginning of its operations in 1995, Princess Heights Luxury Boutique Condo Hotel started running as a small family operated property in Dutch St. Maarten. The experience acquired during the early years of operations served to understand that besides the comfort and luxury of our accommodations, dedicated, personalized service is what makes of Princess Heights an actual home away from home for our clientele; a place where they know they will be treated as family.

After almost 20 years of continuous operations, this is still the very essence of our work: committed, personalized service for every guest. This genuine guest-centered culture of Princess Heights staff over the years has brought a result a well-deserved recognition from the hotel and travel expert community around the world.



TripAdvisor's Excellence Award

for 7 consecutive years (Hall of Fame). Currently in the top 5 hotels most recommended St. Maarten Hotels on the site.

Multiple time awarded by major Online Travel agencies for excellent guest reviews (Expedia.com, Booking.com, hotels.com)



St. Maarten's Leading Hotel

2013, 2014 and 2016 by the World Travel Awards, nominated as well for 2017



Green Key Certified

Property for 3 years in a row for Eco-friendly practices



900 square feet, fully-equipped units perfect for couples & small families, featuring spacious master bedroom furnished with one king deluxe bed and a comfortable pillow top mattress, A large, Italian-clay tiled ocean view balcony overlooking the Atlantic and St. Barths and a fully equipped granite countertop kitchen with a 2-stool breakfast bar, 4-burner range, dishwasher, microwave oven, and blender. Maximum occupancy of the unit is 4 people, using the convenient pull out sofa in the living room.

GENERAL

- Poured in place concrete
- Wooden interior doors
- Marble floors throughout the interior
- Double sided glass doors to terrace
- Spacious private terrace with Italian terracotta tile with seating area for 6 pax
- Air-conditioning
- High security door lock system with Radio frequency Identification (RFID) technology
- Wireless internet

LIVING ROOM

- Ceiling fans
- Spacious living room area with Natuzi sleep sofa and Natuzi chair
- 40" LCD TV
- Glass doors to terraces

BEDROOM

- Ceiling fan
- King-size bed with pillow top mattress with luxury linens
- Matching Oak dresser with 8 drawers and oak foot bench
- Full length mirror
- 32" LCD TV & Cable TV Connection
- In-room telephone
- Suede lounge chair
- In-room electronic safe

BATHROOM

- Whirlpool Bathtub
- Luxury marble top double sink vanity
- Bathroom amenities (shampoo, conditioner, shower gel and body lotion)
- Beach towels
- Luxury bath towels

THE UNITS

DELUXE ONE BEDROOM SUITES



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THE UNITS

DELUXE I

TWO BEDROOM I | SUITES d



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Arguably the most sophisticated, 1500 square feet Two Bedroom Suites in St. Maarten. Our Top level and most spacious Deluxe Units are perfect for families and friends looking for a true home away from home while keeping privacy and comfort at the same time.

Our Deluxe Two Bedroom Suites provide all the contemporary luxuries with enough space to make your stay comfortable by featuring two separate bedrooms and full bathrooms. These units offer the privacy our valued guests demand yet it is still comfortable for the whole party to enjoy their vacation as a group. The suite's spacious and fully-furnished living/dining room connects the two bedrooms and gives access to the main balcony that features a cocktail table with 6 chairs and a great panoramic ocean view.

The Deluxe Ocean View Two Bedroom Suites are definitely designed to make a stay in St. Maarten simply the best and most comfortable vacation ever. 1,500 square feet (140 square meters) styled furnished with a king size bed in each bedroom, two full bathrooms, two kitchens, and a fully furnished common living room.

GENERAL

Poured in place concrete
Wooden interior doors
Marble floors throughout the interior
Double sided glass doors to terrace
Spacious private terrace with Italian terracotta tile with seating area for 6 pax
Air-conditioning
High security door lock system with Radio frequency Identification (RFID) technology
Wireless internet

LIVING ROOM

Ceiling fans
Spacious living room area with Natuzi sleep sofa and Natuzi chair
40" LCD TV
Glass doors to terraces

TWO BEDROOMS

Ceiling fan
King-size bed with pillowtop mattress with luxury linens
Matching Oak dresser with 8 drawers and oak foot bench
Full length mirror
32" LCD TV & Cable TV Connection
In-room telephone
Suede lounge chair
In-room electronic safe

TWO BATHROOMS

Whirlpool Bathtub
Luxury marble top double sink vanity
Bathroom amenities (shampoo, conditioner, shower gel and body lotion)
Beach towels
Luxury bath towels

TWO KITCHENS

Microwave
Kohler kitchen fixtures
Coffee maker
Blender
Toaster
Whirlpool Stainless Steel side by side Fridge with complimentary drinks upon arrival
Glassware, silverware and plates
Granite countertops
Whirlpool 4 burner ceramic stove top

DELUXE TWO BEDROOM THE UNITS SUITES BUILDING D, E AND F

This unit includes a lock out door, which means that it can be used as three different roomtypes depending on the needs of the owner (or the type of reservation placed in the unit, if participating in our rental agreement. If the lock out door is placed in, the two bedroom unit becomes 2 separate units: Deluxe Studio Suite and Deluxe One Bedroom Suite, each with their own doublesink bathroom, kitchens and even private balconies.



PRICING DETAILS

Princess Heights Management units available are typically sold as Deluxe 2 Bedrooms. For information on Deluxe One Bedrooms, please contact directly the management of the property. There are rack referential prices, subject to change or negotiation.

LEVEL 12

- 1204** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 1205** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 1206** 2 BEDROOMS | 139 m2 - 1500 sq ft

AVAILABLE
AVAILABLE
AVAILABLE

LEVEL 11

- 1104** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 1105** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 1106** 2 BEDROOMS | 139 m2 - 1500 sq ft

AVAILABLE
AVAILABLE
SOLD

LEVEL 10

- 1004** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 1005** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 1006** 2 BEDROOMS | 139 m2 - 1500 sq ft

AVAILABLE
SOLD
SOLD

LEVEL 9

- 904** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 905** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 906** 2 BEDROOMS | 139 m2 - 1500 sq ft

AVAILABLE
SOLD
SOLD

LEVEL 8

- 804** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 805** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 806** 2 BEDROOMS | 139 m2 - 1500 sq ft

SOLD
AVAILABLE
SOLD

LEVEL 7

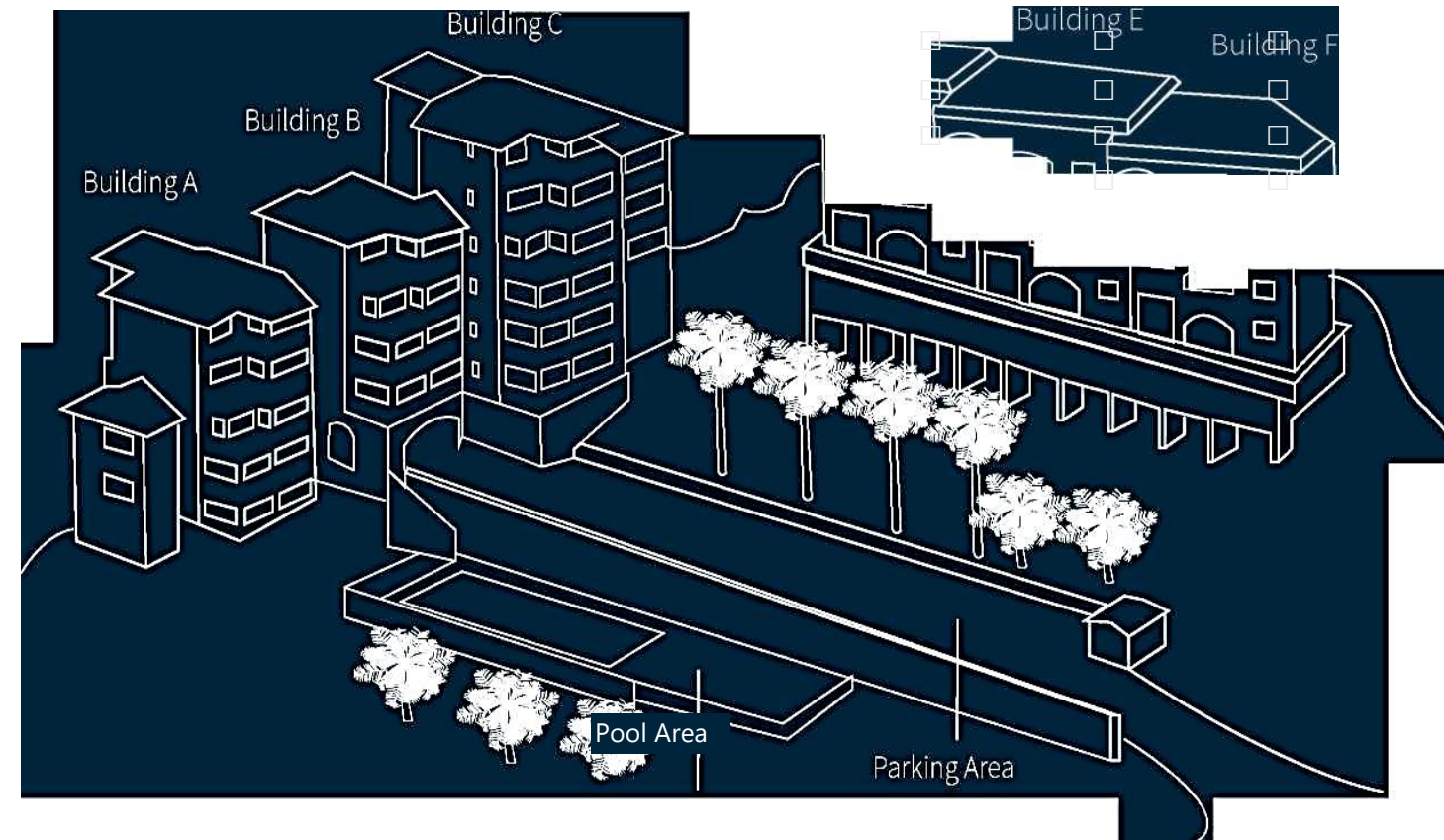
- 704** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 705** 2 BEDROOMS | 139 m2 - 1500 sq ft
- 706** 2 BEDROOMS | 139 m2 - 1500 sq ft

AVAILABLE
SOLD
SOLD

FIRST BUILDING

SECOND BUILDING

Building D

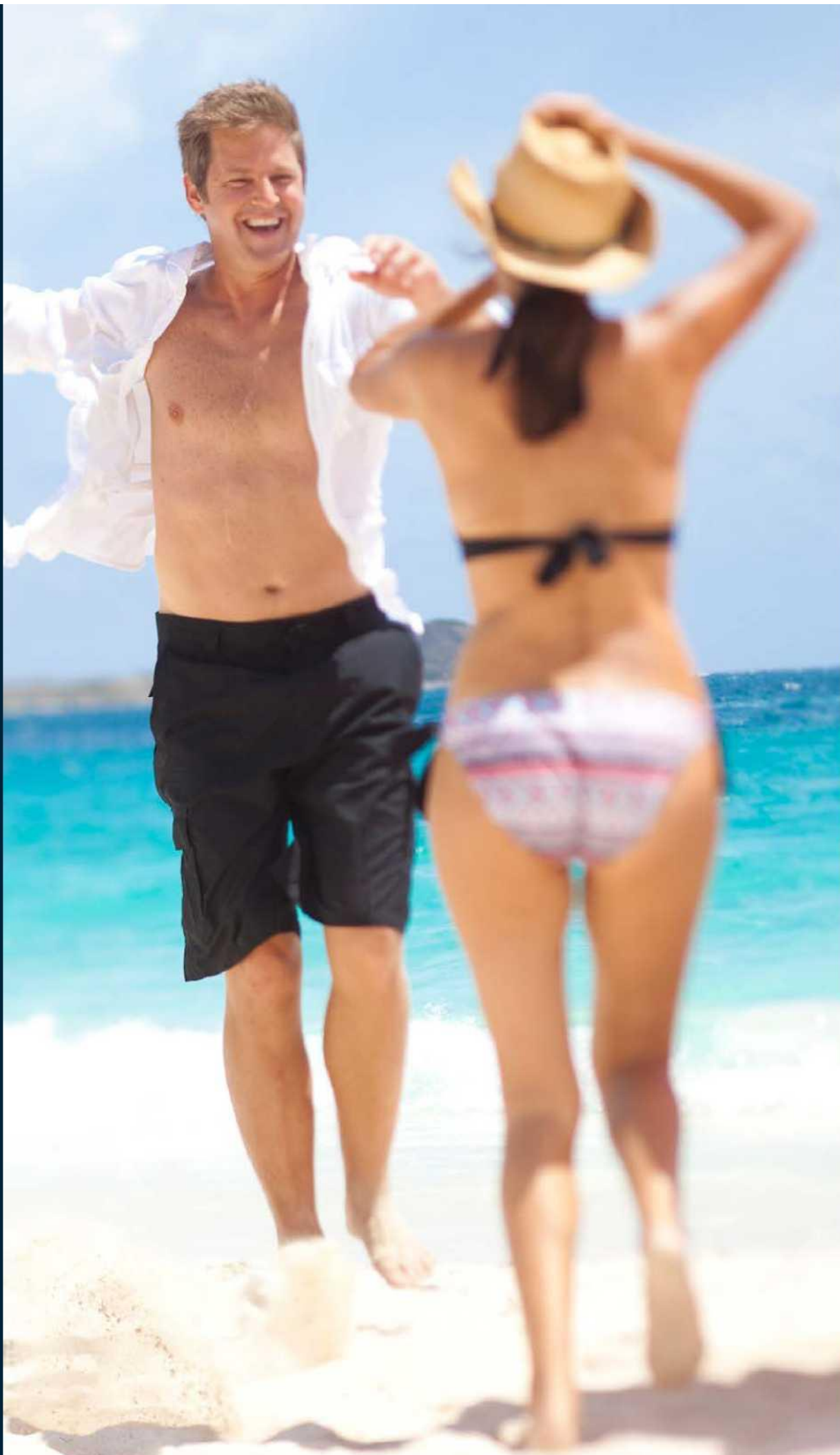


Building A, B and C have direct access to the pool and a great view of Dawn Beach

Building D, E and F have direct access to the pool and a great view of Dawn Beach

Prices are from \$ 495,000 to \$ 675,000

RENTAL AGREE- MENT



Princess Heights provides owners with a unique revenue producing system, allowing you to have your condominium unit rented out as vacation rental when not in use by the owners. Princess Heights Operations is at your service, solely dedicated to the comprehensive care of your condominium. Staffs from Princess Heights cover every detail, from marketing, year-round maintenance and security to preventative maintenance and landscaping services.

Seven days a week, you have someone at your call for:

- Repair and maintenance service or emergency repairs
- Preventative maintenance
- Pest control
- Landscaping services and irrigation
- Housekeeping services

Princess Heights is also able to provide or contract outside specialists to handle further services at additional cost.

Princess Heights has created a consistent reputation in the marketplace where over the past few years, the average rental income has been steadily increasing. The company has an extensive marketing and sales program plan, which consists of the following:

- Dynamic Princess Heights Website: www.princessheights.com
- Relationship with Tour Operators, Wholesaler, travel agents, Online Travel Agents and consumers who are specifically interested in Princess Heights.
- Advertising programs and various features on print media such as Caribbean Travel & Life, Travel Weekly, Hotel & Travel Index as well as other trade and consumer publications
- Rental commissions are 65% of net rental revenue

The projected gross income for 2 bedroom unit is USD \$30,000 to \$35,000 per year from which management fee has been deducted. These numbers will give prospective buyers an idea of the rental agreement income. These projected incomes are based on the income from the last two years of operations and may be affected by various factors and occupancies at the property.

PLAN YOUR RETIREMENT WITH PRINCESS HEIGHTS

With the income of vacation rental, plan your retirement actively with Princess Heights. Simply owning our condominium will be more than sufficient enough to pay your mortgages. To be able to apply for mortgages, most of the banks in St. Maarten will require following documents:

- A valid identification
- Original Job Letter stating employment term and salary information addressed to the bank
- Last 3 months salary stubs
- Bank Statements of last 2 previous months
- Certificate of admeasurements
- Appraisal report not older than 6 months
- Copy of existing deeds
- Sales Agreement
- If client is married all details of spouse must be included

While planning for your retirement, take advantage of being an owner to one of the most exotic Caribbean touristic destination by having the privilege to visit your condo any time of the year. Just drop a word to us and we got your vacation plans as well as your retirement plans.





FURTHER INFORMATION AND FREQUENTLY ASKED QUESTIONS:

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

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

What kind of deed will I get?

There are three types of deeds in St. Maarten/St. Martin: fee simple, government long lease and private long lease. All deeds are transferred at an appointed notary and registered at the Cadaster office (island registry)

What is the closing procedure, and how

much are closing costs?

Title is transferred through the office of an appointed notary. All notaries on the island have a legal background and serve as neutral party for the buyer and seller. The notary is responsible for making sure the title is transferred free and clear. Total closing costs are approximately 5% on the Dutch side and from 9 to 11% in the French side. This includes transfer fees, notary costs

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and title search.

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

No. You can assign power of attorney to someone to sign on your behalf. This applies to both the buyer and the seller.

Do I have to buy the property in my name?

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

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

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.

What about taxes?

On the Dutch side you are only subject to 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. On the French side there are annual taxes as well as capital gains taxes; it is advisable to consult an accountant for more details on possible tax obligations

Is financing available?

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

Can I get hurricane insurance?

Yes, you can get full coverage

Can I rent my property while I am not using it?

Of course. Actually, this is one of the great advantages of owning a condo at Princess Heights. Our There is a great market for vacation rentals on both sides of the island. Rental income depends on the type of property.

**Part of this information was courtesy of the Real Estate Association of St. Maarten (RAM)*

LEGAL RESTRICTIONS

With the recent real estate boom, St. Maarten real estate investment opportunities have never been better.

There are very few restrictions when investing. If buying a private residence in your own name, you must present your passport or other pictured identification. If buying in a company name, you must present articles of incorporation and a statement showing the company is in good standing.

You do not need to become a resident to own property on St. Maarten. First of all, there is no legal restriction or residency requirement for home ownership in St. Maarten. Although if one would like to stay longer than the time limit than tourist may have to acquire residency permit to stay over their allowed period as tourist. Personal or business accounts can be opened at local banks as off shore accounts not restricted to local foreign exchange taxes. Dollars can be moved freely from one country to another.

FEES/TAXES

Princess Heights is synonymous with exclusivity and service. A purchase of the Private Residences ensures owners benefit from the integrity of the name and the enviable management reputation of Princess Heights and its proven track record.

All the Private Residences are sold on a freehold basis. Owners enjoy substantial benefits including no capital gains tax, a low fee structure of 5% stamp duty and 1.5% sanction processing fee - payable on the unfurnished building value - plus the freedom to transfer sales proceeds in full.

In addition, owners are able to take advantage of a 5-year renewable resident's permit, which affords unlimited stays on the island for up to 6 family members or co-owners, dependant on villa ownership structure adopted. As per deeds, there are three basic types of deed transfers for real estate on St. Maarten: Fee Simple, Government Long Lease, and Private Long Lease. All deed types give registered ownership. Properties in protected subdivisions are Fee Simple (same as in U.S.).

Properties are always closed using the European system where the Civil Law Notary, appointed by the Queen of Holland, is responsible for title transfer. The responsibility of clear title is with the Notary, thus title insurance is not needed. Closings take place on St. Maarten, in English, within the time frame set by the Sales and Purchase Agreement. Closing costs include one-time government transfer tax of 4%, subtracting the value of furnishings. As well, there are Notary's fee and registration fee. In total, buyers can end up paying up to 6% of the sales price. Long lease and fee simple deeds:

1. Approximately 6% transfer fees; includes notary stamp and all fees.
2. No land taxes
3. No capital gains tax
4. Offshore companies and investors welcome
5. Building permits and zoning are routine

However, there is less expensive way to conduct this process. Offshore companies are often used to buy and sell properties as a way to avoid paying the government fee. For instance, buyers could buy the property outright, putting their name on the deed, or they could simply take over the shares from the offshore company that currently owns Princess Heights. By using an offshore company, the buyer would only have to pay a total of 1% on the transaction



Luxury (Boutique Condo LCoteC

CONTACT US

Award-Winning Luxury Boutique Hotel offering Deluxe Studio, One and Two bedroom Suites with Fully Equipped Kitchens, Large balconies and majestic Ocean Views

www.princessheights.com | Call: 18008811744 | sales@princessheights.com

