



# *ST. MAARTEN*

*Sint Maarten / Saint Martin is in the very heart of the Caribbean and this 37 square mile island, surrounded with white sandy beaches, it has been living with a split personality since 1648, when it became the smallest parcel of land to be peaceably shared by two countries: France and the Netherlands.*



# *ST. MAARTEN*

*Sint Maarten is blessed with an exceptional climate and warm temperatures, Sint Maarten, is part of the Kingdom of the Netherlands, and is a country on the southern part of this Caribbean island shared with Saint Martin, a French overseas collectivity.*





# *ST. MAARTEN*

*The Dutch capital, Philipsburg, has cobblestone streets and colorful, colonial-style buildings lining its Front Street shopping area. The port is a popular cruise-ship stop. To the west of Philipsburg are beaches such as Cupecoy, set against limestone cliffs, and Maho Bay, where low-flying jets from the nearby airport create strong breezes.*



# *ST. MAARTEN*

*Constituent Country:*

*Sint Maarten*

*Peak:*

*Pic Paradis*

*Population:*

*77.741*





# ST. MAARTEN

## When to visit

*The climate is tropical, with warm temperatures year-round and rain possible at any time.*

*Peak beach season is Dec–May.*

*The well-known St. Maarten Regatta (Mar) attracts competitors from all over the world. Calypso music provides the soundtrack to the annual Carnival parades (Apr).*

*St. Maarten's Day (Nov 11) is a traditional Dutch Christian festival in honor of St. Martin of Tours.*

*Official hurricane season is Jun–Nov.*



# *ST. MAARTEN*

## *Weather*

<i>December</i>	<i>29c-23c</i>
<i>January</i>	<i>29c-23c</i>
<i>Febuary</i>	<i>29c-23c</i>
<i>March</i>	<i>29c-23c</i>
<i>April</i>	<i>29c-23c</i>
<i>May</i>	<i>29c-23c</i>
<i>June</i>	<i>29c-23c</i>





# *ST. MAARTEN*

*New development by the islands best and well known builder with over 25 years experience.*

*This is just one of the many excellent high quality projects that he has been involved in. This experience with local professionals and with local banks directly for great rates helps to make a complete one stop investment project on this beautiful island.*



# *ST. MAARTEN* | Artist layout of each of the Condos





# *ST. MAARTEN*

Artist layout of each of the  
Condos



*ST. MAARTEN* | Actual view from each of  
the Condos





# *ST. MAARTEN*

*Mandara Residences in Red Pond  
St.Maarten.*

*It is our very latest premium  
development, offering investors  
an impressive 6,25% NET return for  
the convenience of full property  
management, making for a  
genuinely hassle-free opportunity.*



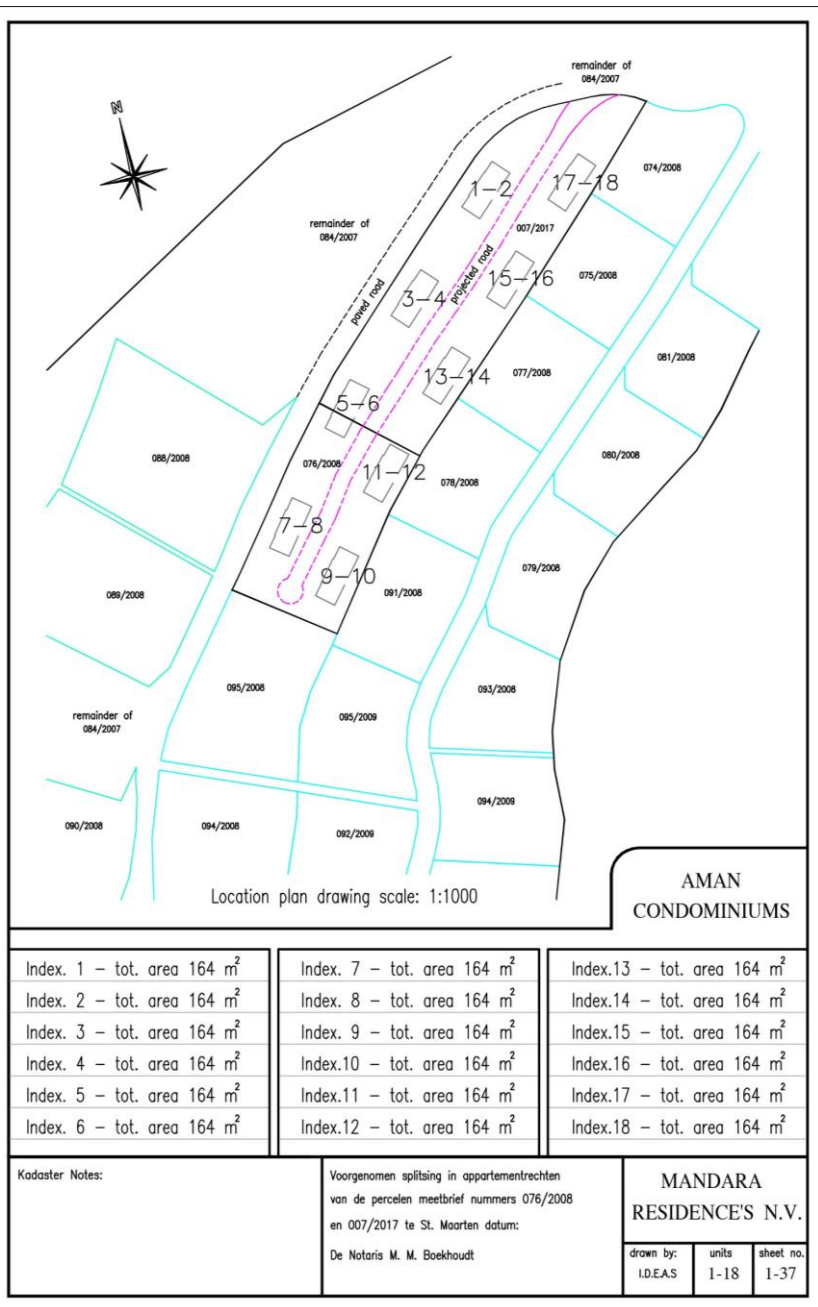


# *ST. MAARTEN*

*New modern Condos with 111.4 square meters of living area and 30 square meters of exterior space, situated on approximately 700 square meters of land within Mandara Residences at Red Pond in St.Maarten.*

*This Condo will be a "high end" luxury type and of a new modern residential architectural design, products and systems.*





# ST. MAARTEN

Lot sizes and layout on the site





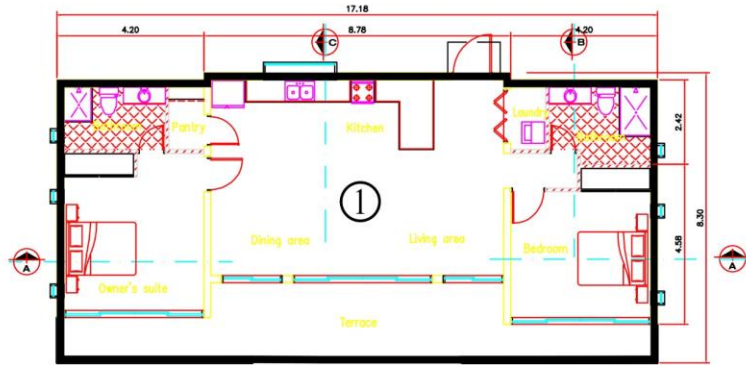
Lots for sale

Lots

Niguri Condo Project  
16 100sqm condos

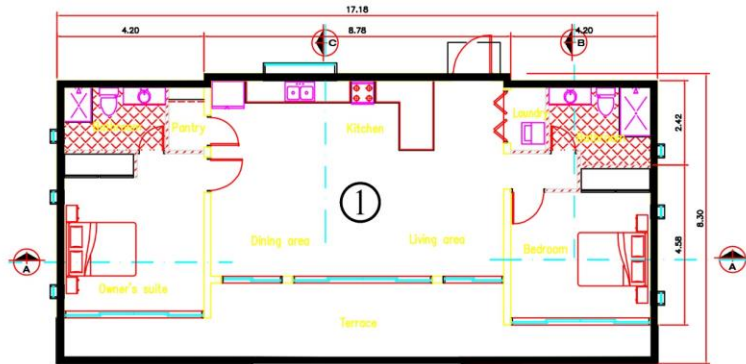
Altan Condo project





Index.1 - Area 141 m<sup>2</sup>

UPPER FLOOR PLAN  
Scale 1:100



Index.2 - Area 141 m<sup>2</sup>

GROUND FLOOR PLAN  
Scale 1:100

Kadaster Notes:

Voorgenomen splitsing in appartementsrechten  
van de percelen meetbrief nummers 076/2008  
en 007/2017 te St. Maarten datum:  
De Notaris M. M. Boekhoudt

MANDARA  
RESIDENCE'S N.V.

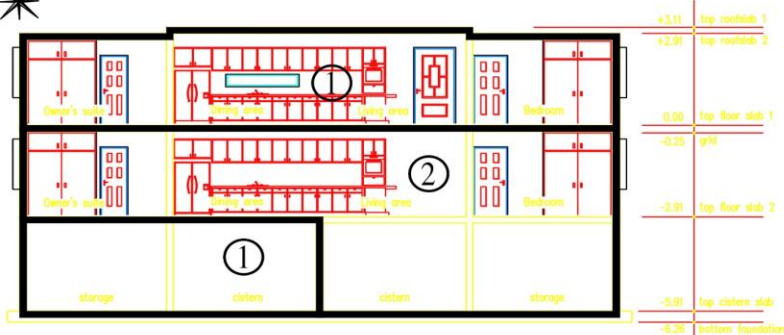
drawn by: Units sheet no.  
I.D.E.A.S. 1-2 2-37



# ST. MAARTEN

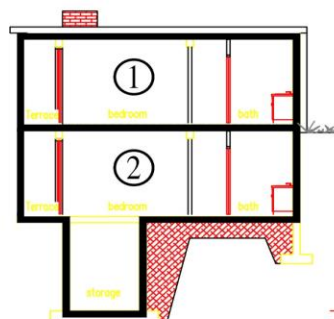
FEATURES: -Each Condo consists of two bedrooms with two  
bathrooms,

living room with kitchen area and 30sqm of exterior terrace, laundry  
area and a pantry/storage room and Basement storage on the lower  
level.



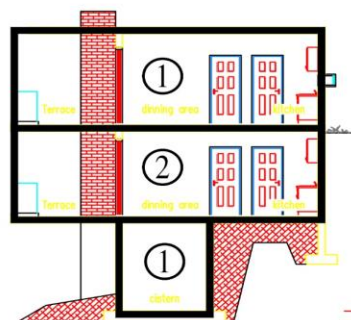
CROSS SECTION: A - A

Scale 1:100



CROSS SECTION: B - B

Scale 1:100



CROSS SECTION: C - C

Scale 1:100

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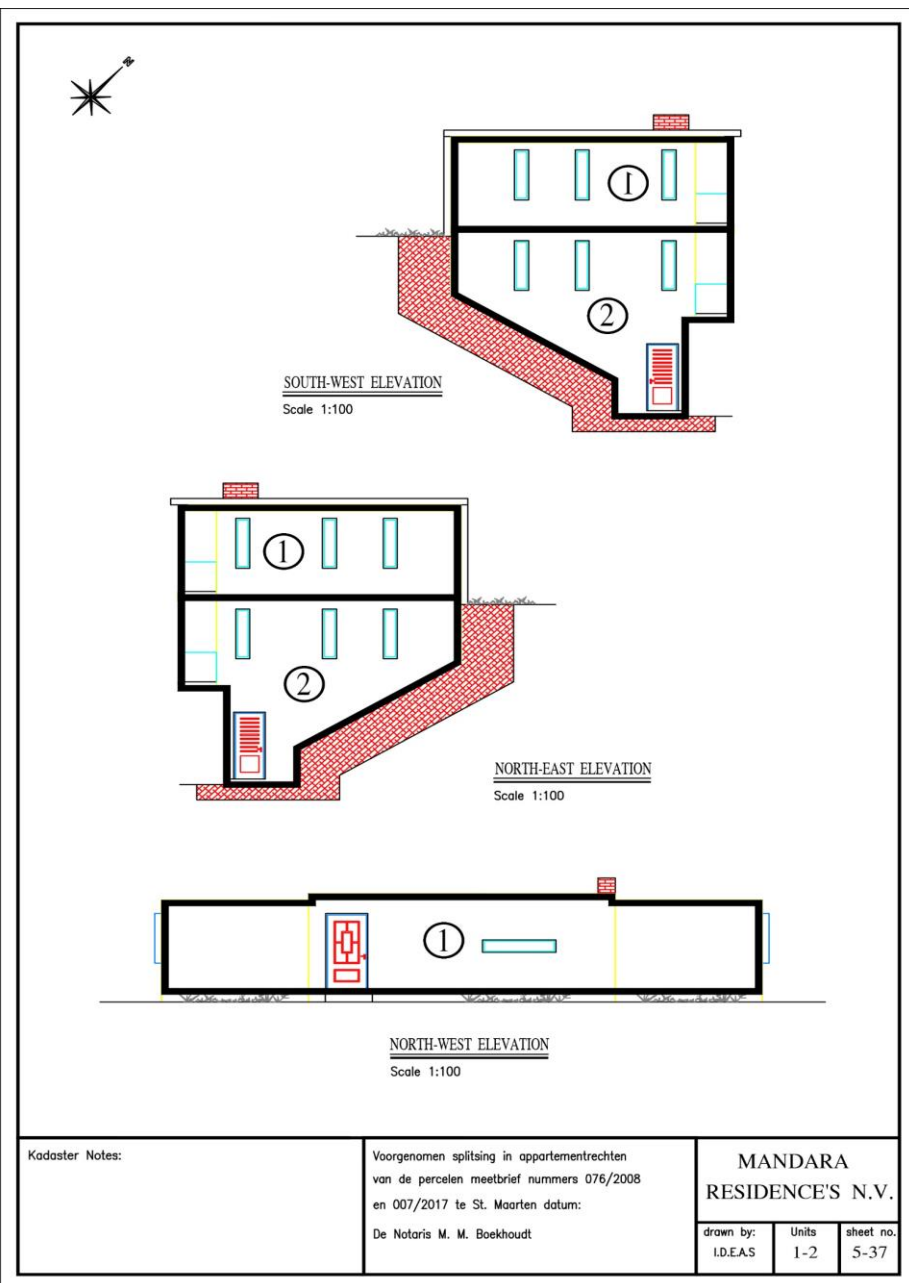
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I.D.E.A.S	1-2	4-37



# ST. MAARTEN

layout of each of the Condos – ground floor and upper floor  
layouts





# *ST. MAARTEN*

layout of each of the Condos – ground floor and upper floor layouts





# *ST. MAARTEN*

*The living rooms have unobstructed views of the ocean with state of the art sliding doors. -Indoor/outdoor living by integration of the living room and large panoramic terrace with gorgeous & breathtaking 180 degree views of the Atlantic Ocean & Saint Barth as well as a sunrise view.*





# *ST. MAARTEN*

*With a shortage of quality rental accommodation and property prices on the island predicted to rise significantly over the next 5 years, this is the perfect time to get ahead of the game and invest in the Mandara Residences in Red Pond St. Maarten's bouyant market.*





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Latest site fotos from the site





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