

Cole Bay, St. Maarten

NEW DEVELOPMENT COMING TO COLEBAY- COMMERCIAL & RESIDENTIAL UNITS  
Brand new development coming to Colebay! Nestled in the heart of Cole Bay along Union Road, this upcoming pre-construction venture presents a unique chance to delve into contemporary, spacious living with enticing rental prospects. **\*\*Key Investment Points:\*\*** 1. **\*\*Prime Locale:\*\*** Positioned strategically on the main thoroughfare, with convenient access to shopping, dining, and leisure amenities. 2. **\*\*Emerging Neighborhood:\*\*** Cole Bay is swiftly evolving into a dynamic and desirable locality. 3. **\*\*Strong Rental Potential:\*\*** Envisage renting one-bedroom units for \$1,600-\$1800/month, promising robust rental yields. 4. **\*\*Pre-Construction Advantages:\*\*** Secure current pricing prior to commencement of construction. **\*\*Become a Part of the Investment Community\*\*** Seize the opportunity to be a part of this pre-construction venture in Cole Bay, St. Maarten. Reach out to us today to delve deeper into this promising development. **LISTINGS:** Unit 1: 135.8m2 starting price \$545,000 (SOLD) Unit 2: 137.6m2, starting price \$525,000(SOLD) Residential Units: (Commercial Option Available ) Unit 201: 73.2m2, 1-bedroom, 1-bathroom, starting price \$256,200 (SOLD) Unit 202: 71.5m2, 1-bedroom, 1-bathroom, starting price \$250,000(SOLD) Unit 203: 71.5m2, 1-bedroom, 1-bathroom, starting price \$250,000 Unit 204: 74.9m2, 1-bedroom, 1-bathroom, starting price \$261,150 **FEATURES:** Prime Location: Situated on the main road, within a close proximity to shopping, dining, and recreational facilities. Up-and-Coming Area: Cole Bay is rapidly developing into a vibrant and sought-after neighborhood. High Rental Demand: The one-bedroom units are anticipated to rent for \$1,600-\$1800/month per month, offering a strong rental return.

BASE INFORMATION:	
Bed	: 1
Bath	: 1
LAND INFORMATION:	
BUILDING INFORMATION:	
Built on	: 0
Remodeled on	: 0
Number of Floors	:
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0



Name **Pamela Jones**  
Phone **+1-721-5220671**