

THE

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AUTHENTIC CARIBBEAN LIVING AWAITS

ARCHITECT DESIGNED OCEANVIEW VILLAS, LOCATED WITHIN THE AWARD WINNING ‘GOLDEN ROCK RESORT’ OFFER PEACEFUL LIVING AND STUNNING VIEWS.

Tucked away in the eastern Caribbean lies the island of St. Eustatius. ‘Statia,’ as it is affectionately known, is a special Dutch municipality where authentic island living meets modern sophistication. Far from the over-crowded beaches and cruise ship terminals of busier Caribbean destinations, Sea Feather Estate presents a rare opportunity to own a piece of paradise.

Statia measures just 8.1 square miles and includes 3 official protected national parks. The Quill and Boven are the terrestrial parks and the National Marine park encompasses the waters surrounding the entire island. Ocean-view land is limited on Statia, but Sea Feather Estate has exclusive seaview lots for sale. As a special municipality of the Netherlands, ownership on Statia comes with the legal certainty of Dutch Caribbean law. This is a unique benefit of buying real estate here.

“There is no anonymous sales team at Sea Feather Estate. Buying a villa here is a decision that deserves personal attention and honest guidance.”

Only five villas per year will be built. This isn't scarcity as a marketing device, it is a founding principle. With 45 villas planned across the estate and each owner known personally to the developer, every purchase is a relationship, not a transaction. Nor does this measured pace mean years of construction

around you: building is deliberately small-scale, the villas are cast in poured concrete, and every site is fully screened during works — keeping sight, sound, and dust to an absolute minimum.

Villa owners step directly into the five-star world of Golden Rock Resort, a Michelin Key recipient that also holds two of hospitality's leading sustainability certifications, Green Globe and Green Key. The resort offers three restaurants, a spa, gym, tennis, pickleball and padel courts, miniature golf, and some of the Caribbean's finest dive sites on its doorstep.

The villas are designed by an architect specifically with the Caribbean climate in mind. They boast generous covered terraces, private pools, and floor-to-ceiling sliding glass doors that blend the boundary between inside and outside. Two designs and three levels of finish are available. These range from architectural shells to fully furnished turnkey homes.

- THE ISLAND & RESORT

Fine dining, world-class diving, spa, fitness, padel & pickleball — all on your doorstep.

Page 2 >>
- THE VILLAS

Two designs, private pool included, enjoy endless Atlantic ocean views.

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Sea Feather Estate at a glance							
Location	Villa sizes	Bedrooms	Prices	Tenure	Rental	Taxes	Developer
Golden Rock Resort, St. Eustatius, Dutch Caribbean	2,997 to 3,811 sq ft (278–350 m ²) covered living space	2 - 4 bedrooms with en-suite bathrooms	Starting from USD 1.25 M (land included)	Full freehold, under Caribbean Dutch law	Fully managed by resort, 50/50 split	No capital gains, no tax on rental income, 0.7% property tax.	EUX BV The Netherlands

the investment

+

HIGHLIGHT

WHY THE NUMBERS ADD UP

LEGAL CERTAINTY, FINITE LAND, AND A GOVERNMENT INVESTING IN THE ISLAND.

Most Caribbean buyers accept a compromise somewhere. Here there is none to make.

As a special municipality of the Netherlands, St. Eustatius offers full freehold title under Caribbean Dutch law. No leasehold, no concession, and property rights of a standard rarely available in the region.

The island measures 8.1 square miles, much of it protected national park. The stock of developable oceanview land is finite and shrinking, and Sea Feather Estate adds only five villas a year.

Meanwhile the Dutch government has committed EUR 10 million to Statia, directed at heritage, health, nature, and small-scale tourism. Demand is being built. Supply is not.

Golden Rock Resort

MORE THAN A RESORT

THE LIVING HEART OF SEA FEATHER ESTATE AND ONE OF THE MOST DISTINCTIVE DESTINATIONS IN THE CARIBBEAN.

Set on 40 acres between the slopes of the Quill Volcano and the Atlantic Ocean, the resort was created around a simple ambition: to become the Caribbean's most lush and vibrant sanctuary. Here, nature is not something that surrounds the experience, it is the experience.

Since opening in 2021, more than 140,000 plants, flowers, and trees have been planted across the resort. Together they create a landscape alive with color, attracting hummingbirds, butterflies, and countless native species. Winding pathways, ocean views, and the dramatic backdrop of the Quill Volcano combine to create an atmosphere of calm that feels increasingly rare in the modern Caribbean. The result is a destination that offers something beyond traditional resort luxury: a genuine connection to nature, without compromising on comfort.

the amenities

STAY, RELAX AND EXPLORE

With 75 accommodations ranging from deluxe rooms and suites to villas and cottages, Golden Rock Resort welcomes guests from around the world. Every accommodation has been thoughtfully positioned to make the most of the surrounding gardens, pools, and ocean views, while offering either

a spacious outdoor balcony or a private landscaped garden retreat designed for comfort and privacy.

Life at the resort revolves around a collection of facilities designed for both relaxation and activity. Guests can choose between three distinct dining experiences: Breeze, the resort's fine-dining restaurant, Noa's Table, a brand-new Teppanyaki restaurant and Bobbie's Beach Club, where Caribbean flavors are served in a more relaxed setting. The quality of the overall guest experience has earned Golden Rock Resort a prestigious Michelin Key distinction, recognizing hotels that deliver truly exceptional hospitality, service, and attention to detail.

Beyond dining, the resort offers two swimming pools, a private beach with shuttle service, a spa, a fully equipped modern gym, tennis, pickleball and padel courts, mini golf, and Statia Divers, the island's leading dive center. Together they provide access to some of the Caribbean's most untouched natural landscapes, both above and below the waterline, while encouraging guests to explore the island at their own pace.

For private screenings, special events, and gatherings, The Atrium, a cinema that accommodates up to 100 guests and is complemented by dedicated meeting facilities for those who combine travel with business or celebration.

Whether visiting for a few days or an extended stay, guests enjoy a set-



ting that balances activity, relaxation, and genuine island hospitality.

proudly eco friendly

BUILT AROUND SUSTAINABILITY

Sustainability is not a separate initiative at Golden Rock Resort. It is deeply embedded in the way the resort operates every day.

Powered by 2,240 solar panels generating approximately 0.8 megawatts of renewable energy per hour, the resort functions **entirely off-grid**. Fresh drinking water is produced through reverse osmosis, while treated wastewater is carefully reused to irrigate the gardens and landscape. A 20,000-square-foot greenhouse supplies vegetables, fruits, and herbs grown in fertile volcanic soil, while the

estate's own chicken farm provides fresh eggs. Together they form the foundation of the resort's farm-to-table approach, bringing the harvest directly into its kitchens.

The planting of 140,000 trees, flowers, and plants has created a thriving ecosystem that continues to mature year after year. This long-term commitment to responsible development has earned Golden Rock Resort both Green Key and Green Globe certification.

- ▶ 20,000 FT GREENHOUSE
- ▶ 140,000 TREES AND PLANTS
- ▶ 2,240 SOLAR PANELS
- ▶ 0.8MW POWER P/HOUR
- ▶ 240k liters FRESH WATER RESERVE

the future

LOOKING FORWARD

Golden Rock Resort was never envisioned as a stand-alone hotel. It was conceived as the foundation of a larger vision: a place where hospitality, nature, sustainability, and private ownership come together in a way rarely found elsewhere in the Caribbean.

That vision continues with Sea Feather Estate. Owners enjoy the privacy of their own villa while benefiting from the services, amenities, and standards of an established luxury resort. Together they form a community built around the same principles that shaped Golden Rock from the beginning: quality, stewardship, and a deep appreciation for the natural beauty of Statia.



"Our dream is to create the Caribbean's most lush, green sanctuary for guests and home owners to enjoy."



BREEZE

FINE DINING RESTAURANT

Fine dining, Caribbean horizons, and ingredients grown just steps away. As part of the Michelin Key Golden Rock Resort, Breeze offers a dining experience shaped by the island itself. From sunrise breakfasts to handcrafted cocktails at sunset, every table comes with a remarkable view.

BREEZE IS THE PLACE TO DINE IN STYLE!

from resort to beach, effortlessly

THE BEACH, NOW PART OF THE RESORT

SCUBAQUA JOINS THE THE GOLDEN ROCK RESORT FAMILY. A CARIBBEAN SHORE WITH BEACHCLUB BECOMES PART OF DAILY LIFE FOR GUESTS AND VILLA OWNERS.

Scubaqua has been a fixture on the Caribbean side of Statia for years: a well-regarded dive center located directly on Oranje Bay, known for small groups, personal guidance, and access to one of the best-preserved marine parks in the region.

This year, Scubaqua was acquired and integrated into Statia Divers at Golden Rock Resort. A stronger dive

program and a more complete water sports offering on the island. That part of the story is straightforward. The more immediate change, for guests and for Sea Feather Estate owners, is something else entirely.

While Golden Rock sits on the elevated, Atlantic-facing interior of the island, the Caribbean side is sheltered: calmer water, a gentler shore, and the unhurried atmosphere



that naturally comes with it. Starting from Q1 2027 a beach club will be built there — open all day for drinks, lunch and dinner, with sun loungers, umbrellas and water sports equipment available to rent on site.

at Sea Feather Estate, this fills in what might otherwise feel like an absence. The estate offers elevated ocean views, a resort setting, and a sustainable lifestyle on a remarkably quiet island.

“The beach was always there. Now it is simply part of what the estate offers.”

An hourly shuttle will connect the resort and the beach club throughout the day, available to resort guests and Sea Feather Estate owners alike. No vehicle to hire, no schedule to negotiate. The connection simply exists. For those considering a villa

The beach club offers the rest: warm blue water you can swim and wade into, the shade of an umbrella, a cold drink within reach, a table for as long as you want it, and an afternoon with nowhere else to be.

The weather

Temperatures this week will range between 27 and 30 degrees. As they did last week. And the week before that.

The sun is expected to appear at its usual time and remain for approximately ten to twelve hours, as it does every day on Statia, without exception, and without any particular need for a forecast.

A light trade wind will arrive from the east, as it does, keeping things pleasant on the terrace. No umbrella is required. No umbrella has ever been required.

Monday to Friday		29° – 31°
Saturday to Sunday		29° – 31°

The thirty-day outlook is, as always, available upon request. We do not print it because it would be the same line, repeated thirty times, and that feels wasteful.



THE CARIBBEAN AS IT USED TO BE

WHY TRAVELERS ARE QUIETLY FALLING FOR ST. EUSTATIUS.

the island

THE HIDDEN GEM HIDING IN PLAIN SIGHT

No cruise ships, no casinos, no crowds. Just a sleeping volcano, some of the healthiest reefs in the Caribbean, and an island so steeped in American history it was once called the warehouse of the Revolution. Welcome to Statia.

Nestled in the Dutch Caribbean, Sint Eustatius, affectionately known as Statia, flies under the radar of most travelers, and that is precisely its charm. This eight-square-mile volcanic island offers what so much of the region has lost: an authentic, unhurried Caribbean experience. What you find is stunning natural beauty, a remarkably rich history and genuine local warmth. Statia is the rare destination that still feels like a discovery.

Getting there — and staying

Statia is easier to reach than its untouched character suggests: direct flights from New York, Washington, Toronto and other gateways land at St. Maarten or St. Kitts, followed by a twenty-minute Winair hop or a 45-minute ferry. Accommodation ranges from family-run guesthouses in Oranjestad to Golden Rock Resort, the island’s five-star retreat.

nature

BORN OF FIRE, TEMPERED BY THE OCEAN

Dominating the island’s silhouette is the Quill, a dormant volcano rising 1,972 feet, its crater — 2,500 feet across and nearly 900 feet deep — cradling a genuine trop-

ical rainforest. Trails maintained by national parks foundation STENAPA suit every level, from gentle rim walks with panoramic views to a more demanding descent into the crater. With roughly 300 sunny days a year, tempered by steady trade winds, there is rarely a bad day to climb it.

history

WEALTH, WARS, SMUGGLING AND PRIVATEERS

Statia’s past reads stranger than fiction. Inhabited since around 1,350 B.C., the island entered modern history when Columbus sailed past in 1493. By the late 18th century, Statia had become known as the Golden Rock: a duty-free port where up to 3,500 ships a year traded furniture, spices and weapons, so strategically valuable that it changed hands twenty-two times between the Dutch, English and French.

The era also includes a dark chapter: under the Dutch West India Company, the island became a center of the regional slave trade, and many of today’s islanders are descendants of those original laborers. A history Statia neither hides nor forgets.

For North American visitors, one date stands out. On November 16, 1776, Governor Johannes de Graaff ordered the cannons of Fort Oranje to salute the Andrew Doria, a brig of the Continental Navy flying the brand-new Stars and Stripes. It was the first time any foreign government formally acknowledged the sovereignty of the United States — an act remembered as the First Salute.

Statia had spent the Revolution supplying the colonies with guns and gunpowder, and the British made the island pay for it, capturing it in 1781. As the 250th anniversary of the American Revolution brings renewed attention to this shared history, Statia

continues to commemorate its unique connection to American independence. Every November 16, Statia Day celebrates that legacy with parades and music in Oranjestad.

below the surface

SIMPLY THE BEST DIVING IN THE CARIBBEAN

Below the waterline, Statia may have no equal in the region. The protected marine reserve surrounding the island combines thriving coral reefs with historic shipwrecks — including the Charles L. Brown, a sunken cable-layer among the Caribbean’s great wreck dives — and dramatic volcanic formations riddled with caves and overhangs. There are no large dive boats here: everything runs small-scale, the kind of exclusivity that draws divers worldwide.

the people

A SAFE ISLAND WITH A WARM HEART

Statia’s small, close-knit population sustains a culture of respect and hospitality; crime is exceptionally rare, and visitors explore freely, even at night. Seven faiths live harmoniously side by side, and many residents juggle several jobs — the teacher who runs an evening shop — a tradition that knits the community together. Food tells the same story: from the monthly Taste of Cultures festival, with five-dollar dishes from every community, to fine dining at the Barrel House, an 18th-century Dutch West India Company warehouse, and Breeze Restaurant at Golden Rock Resort.



INTERVIEW

I HAD ZERO INTEREST COMING HERE EVEN ONCE. NOW I'M IN LOVE WITH IT



PETER BARNHOORN GREW UP IN A CLOSE-KNIT FAMILY IN A SMALL DUTCH VILLAGE, WHERE HIS CHILDHOOD REVOLVED AROUND HIS FATHER'S CHRYSANTHEMUM GREENHOUSES. HE HAD ONLY A FEW YEARS OF FORMAL SCHOOLING, YET WENT ON TO BUILD AND OWN THE WORLD'S LARGEST ROSE FARM. THEN HE BOUGHT A PIECE OF LAND ON A TINY CARIBBEAN ISLAND AS A PURE INVESTMENT, WITH NO INTENTION OF EVER VISITING. WHAT HAPPENED NEXT CHANGED ST. EUSTATIUS FOREVER.

WOODEN POLES AND PLASTIC

You grew up in a greenhouse, literally

"My father ran a chrysanthemum farm in the Netherlands. I left school at a young age for one reason: "work". I simply love it. In my teenage years I worked in my father's highly automated greenhouses; my passion for the technical side, machines, automation and climate control, brought me to several companies and to Italy.

When I had just turned 21, energy prices in Europe were skyrocketing. Heating greenhouses through the dark winters became too expensive and it became more visible that the African continent was the future to avoid this high costs and by going there, we could see what others had overlooked. Fertile land, clean water, a willing workforce. In 1997 we bought the first land there. The first greenhouses were nothing to look at: wooden poles with plastic stretched over them. That's how we started."

Back then, every Kenyan rose went to the Dutch flower auction. Until the model broke

"The introduction of the euro currency in 2002 was a catastrophe for inexpensive flowers. Consumers suddenly couldn't tell what anything was worth anymore, and flowers are a luxury, not a necessity."

What saved you?

"We became the first flower company to bypass the auctions and sell pre-made bouquets directly to European supermarkets. In our industry that

was completely new; every grower was terrified of the supermarkets' low price points. For almost two years we were the only farm dealing straight with the end consumers. Once you understand the pattern, it gave us wings! The time-critical logistics out of Africa led us to set up our own logistics companies, and at 34 our company bought its own cargo aircraft, an MD-11, carrying 86 tons of flowers every day to Europe."

STARTING OVER WITH 10,000 EMPLOYEES

In 2005 you sold the Kenyan operation to an Indian buyer

"They knocked on the door; a week later the deal was done. We were supposed to stay on as management, but within a month we'd fallen out completely. We'd sold our brand name along with the company, which is why we renamed ourselves Afriflora. And what do people who want to work do? They start over."

In Ziway, Ethiopia

"A town ninety miles from Addis Ababa, with unemployment above fifty percent. The plan was to take it easy: a nice little retirement farm with 10,000 employees." He laughs. "Within a year we were building greenhouses at a pace of five acres per week. The Ethiopian operation eventually grew to 800 hectares of greenhouses. Laid end to end, that's an unbroken line of greenhouses stretching from Amsterdam to Rotterdam."

Afriflora became known for more than roses

"Ethiopia is very poor, and we brought a lot of work, all under European rules and regulations. Everyone wanted to work for us, not only for the better salary, but also because of our principles of Fair Trade, childcare, and health and safety programs. Our company was a complete community on its own. There wasn't a single hospital within 75 miles; we built a modern one, the Sher Ethiopia Hospital, today the second-largest in the region, with around 700 patients a day. We built schools where more than 12,000 children now receive free education, and a sports complex with a stadium. If you ask me what I'm proudest of, it isn't the roses."

In 2018 you stepped down as Group CEO

"By then the group grew over 1.2 billion roses per year in Ethiopia alone, selling them to over 30 different supermarket chains in Europe and Russia, and employed roughly 17,000 people in Ethiopia. In 2014 we had sold a majority stake to a private equity house: KKR, which sold to Sun Capital in 2017. Together with Sun Capital we even bought back part of our old Kenyan farm, now part of Flamingo Horticultural, with about 13,000 employees supplying British retail. There too, we brought in our "down to earth" thinking and social plans such as schools and childcare. Once it was all done and running, I could look back on a beautiful 28-year journey on the African continent, with almost entirely local management. And for me, it was time to do something else."

It is important to say: in the whole world, you can make and achieve something if you really want it. In Africa this rule is also applicable. But what is also important to know, is that if you ever lose your focus for one week in Africa, you are set back by at least 2 months. And this extreme focus, combined with an eye for the community around you and the care for the employees, gives the people the joy to work for you and have a complete family feeling in the company. These ingredients are the main drivers in what we do today!

I would build my own. The original permit allowed ten rooms. But once you get going, nobody can stop you."

The site can't have been easy?

"It was rough, sloping, strewn with volcanic rock; just leveling the ground and installing sewerage cost millions. But I'd spent decades moving earth on African hillsides. We didn't outsource a single part of the build: a core team of Dutch specialists worked alongside local companies and Statian workers. On a small island there is nothing: more than 450 shipping containers have arrived so far. COVID hit right in the middle of construction. While excavating, we even uncovered the remains of an 18th-century indigo plantation."

You came to a tiny island on your own. How did the community react?

"The government of Statia has been looking for bigger investors for more than 15 years and has not succeeded. Many investors want special arrangements or tax holidays, but this is Dutch territory, and the Dutch government does not give presents. So I did not even ask. To me, this was déjà vu. When we started in Kenya, flower production was close to zero; now it is the world's number one flower-growing country, and Ethiopia is number three. When I came to Statia, there was almost zero tourism, no quality hotels, not even a decent arrival hall. The only way was up. All I could see was kind people: an authentic way of living, real and pure. It was like Africa many years ago, in another format: not flowers but hospitality. All I asked of the government was to believe in me and allow me to build. If I did what I promised, they would make a good paved road to the resort."



THE INVESTMENT HE NEVER WANTED TO SEE

Which brings us to St. Eustatius. You've called it "how a wrong investment became a dream project."

"In February 2018, a parcel of land on Statia crossed my desk. Sixteen hectares (about forty acres), ocean views, reasonable asking price, zoned for agriculture. Together with a local partner I bought it as a pure investment: the partner would do the job, I would do the finance. I had zero interest in coming here even once."

And then?

"For a year and a half, nothing happened. Eventually I flew over, parted ways with my partner and toured the hotels on the surrounding islands; honestly, I was unimpressed. And then, quietly, the idea took hold:

"Now, 6 years later, we have proven that we are not just a "passenger" passing by: we need the local community, and they need us. The government has given permits for more airlines, allowed ferries from St. Kitts, invested heavily in roads, including the one to the resort, and is always willing to think with us. I feel like a Statian citizen; the island absolutely stole my heart. And I am happy they do not welcome investors with incentives: the result is a good investor who does not spoil the island or only run after money."

My parents taught me more than school: to take care of others, to believe in myself and to share where possible. You can see that in our resort, where our employees walk around with a smile, just like the islanders. I kept my word, and the government kept theirs. Still no big cruise ships, no discotheques or casinos; the island has kept its local vibe."





The resort runs entirely off-grid. Walk us through that.

“Our solar park is built in a kite design or “V” shape so it also harvests rainwater; its 2,240 panels generate roughly 0.8 megawatts peak, with battery storage in a hurricane-proof bunker. We produce our own drinking water with reverse-osmosis machines, and every drop of greywater is reused to irrigate the gardens; nothing is wasted. We received Green Globe and Green key certifications and are the only resort in the region with a Michelin Key, and today we’re the island’s third-largest employer.”

A HOTEL SET WITHIN A BOTANICAL GARDEN

You walk the gardens every day
“Two hours, every day, with the gardeners. We’ve planted more than 140,000 plants, trees and flowers across the forty acres. The grounds have become something close to a botanical garden. The hummingbird, absent from the island for years, has returned. That tells you something. What creates the atmosphere is that the paths, walkways and roads are laid out as in nature: nothing is

straight; everything winds through the landscape like a snake. Flowers and colors are everywhere, and because we use zero pesticides, the insects are food for more and bigger birds.”

And beyond the diving?

“Diving remains the island’s crown jewel, more than 35 dive sites surround Statia, and our own dive center runs everything. But there’s also the beach, on the sheltered Caribbean side of the island. It’s a different coastline entirely: calm water you can simply walk into, a gentle shore, shade, and a terrace for lunch or a drink.

An hourly shuttle links the resort directly to the beach throughout the day, for guests and villa owners alike. No car to arrange, no planning required. You go down for the afternoon, and the ride home is already waiting.”

What are you proudest of here?
“Not the buildings, but the people who built them. This is not something one person builds. And many of those same people are still here: the team that built it became the team that runs it.”

THE NEXT CHAPTER: SEA FEATHER ESTATE

So what comes next?
“Sea Feather Estate: a private villa community on these same grounds, built by the same in-house team, at a deliberate pace of five villas per year.”

The developer, in numbers

40

Acres Owned outright

3RD

Largest Employer on the island

0

Contractors Nothing outsourced

0

Bank debit Built entirely from own capital

STATIA IS CLOSER THAN YOU MIGHT THINK



how to travel

GETTING TO STATIA FROM CANADA & THE UNITED STATES

For most North American travelers, the journey to St. Eustatius is simpler than expected. Fly direct from major American and Canadian cities to St. Maarten’s Princess Juliana International Airport. From there, Winair operates four daily 18-minute flights to F.D. Roosevelt Airport on Statia.

Total travel time from Toronto: typically around 6 hours including connection. From New York or Atlanta, expect around 4 to 5 hours. From cities further inland such as Chicago or Dallas, add 30 to 60 minutes.

Another route runs via St. Kitts, which also has direct connections from many major North American cities and London. Fly Dutch Caribbean (Fly DCI) links Statia to St. Kitts and neighbouring islands by scheduled service and private charter.

The resort provides **complimentary transfers** for all villa owners on arrival and departure.

AT THE CENTRE OF EVERYTHING

Statia sits at the heart of one of the most varied stretches of the eastern Caribbean and owners of Sea Feather Estate are well placed to make the most of it.

St. Maarten is an eighteen-minute hop on one of Winair’s daily connections. There you can enjoy duty-free shopping, international restaurants, and a harbor that draws yachts from across the Atlantic. From St. Maarten, Winair connects to nearly every island in the region — making it easy to island-hop to St. Barths, Antigua, Aruba, Barbados, or beyond, and still be back on your terrace before the week is out.

St. Kitts is closer still. Only an eight-minute flight. You may choose to visit the Royal St. Kitts Golf Club, set on a narrow peninsula between the Atlantic and Caribbean Sea, with Nevis Peak rising across the water.

St. Barths is also within easy reach: boutique hotels, world-class restaurants, and a coastline that has attracted discerning visitors for decades.

Anguilla is a 20-minute scenic flight away and ideal for a weekend escape. Here you will find some of the region’s finest white-sand beaches, translucent water in every shade of blue, and the Aurora Anguilla Resort & Golf Club with its outstanding 18-hole course.

All of these possibilities are accessible by scheduled flight, private charter, ferry or boat. Being so nearby makes it easy to turn a spontaneous idea into an actual plan. Statia is the quiet point at the center of it: a place of genuine stillness, extraordinary nature, and a home worth returning to. Island hopping is a pleasure, and coming back home is too.

ARRIVE BY AIR OR SEA ON YOUR OWN TERMS

LAND DIRECTLY ON STATIA BY SCHEDULED FLIGHT, PRIVATE JET, OR CROSS THE CARIBBEAN BY SEA FROM ST. KITTS.

WinAir from St. Maarten

WinAir operates scheduled daily flights from Princess Juliana International Airport (SXM) to F.D. Roosevelt Airport (EUX). Flight time is approximately 18 minutes. St. Maarten is directly connected to North America and Europe, making this the most straightforward route for most owners.



Fly DCI from St. Kitts

Fly DCI operates scheduled flights and private charters from Robert L. Bradshaw International Airport (SKB) on St. Kitts to Statia.

St. Kitts is very well connected with direct connections from major American and Canadian cities, as well as London.



By sea from St. Kitts or St. Maarten

For those with more time, Statia is reachable by private boat or charter from both St. Maarten and St. Kitts. The crossing delivers one of the more memorable approaches to any island in the Caribbean — the Quill volcano rising from the sea as you arrive.



the villas — architecture, prices & ownership costs

DESIGNED FOR THE CARIBBEAN, BUILT FOR YOU

TWO VILLA DESIGNS. EACH A CONSIDERED BALANCE OF INDOOR LUXURY AND CARIBBEAN OUTDOOR LIVING, SET WITHIN THE GROUNDS OF THE FIVE-STAR GOLDEN ROCK RESORT.



THE OCEANVIEW LUXURY VILLA

ESSENCE • MOMENTUM • PINNACLE

The Oceanview Luxury Villa provides 2,997 to 3,811 sq ft (278 to 354 m²) covered living space, with two to three bedrooms and two to three bathrooms. A standard private pool of 13.1 x 26.2 ft (4 x 8 metres) is included, with the option to expand to any desired size.

The **Essence** model offers refined simplicity with two bedrooms, two bathrooms and a guest toilet, ideal for couples or those seeking tranquility.

The **Momentum** adds a third bedroom with en-suite bathroom or, if you prefer, that same space can become a private home office or a dedicated fitness room, giving you the flexibility to shape the villa around your life.

The **Pinnacle** is also a 3 bedroom 3 bathroom villa but extends the covered porch, creating generous outdoor living space perfectly suited to Statia's year round climate.

Every Luxury Villa includes a high-end indoor kitchen with cooking island, outdoor kitchen with BBQ, utility room and, where the plot permits, an optional stand alone garage of 613 sq ft (57 m²).



Luxury Villa type Essence

A refined single level residence offering 2,997 sq ft (278.3 m²) covered living space, thoughtfully designed for effortless flow between interior spaces and the outdoors. Expansive sliding doors connect the open plan living area to a generous covered terrace which creates a natural transition to your private 13.1 x 26.2 ft (4 x 8 m) pool. The villa features two elegant bedrooms, each with a private en-suite bathroom, plus a guest toilet. All crafted to deliver the perfect blend of style, comfort, and Caribbean ease.



- CHARACTERISTICS
- Covered living space: 2,997 sq ft (278.3 m²).
 - Indoor living space 1,761 sq ft (163.5 m²).
 - 2 bedrooms.
 - 2 bathrooms and a guest toilet.
 - Utility room with space for washing machine and dryer.
 - High end indoor kitchen with cooking island.
 - Porch 1,236 sq ft (115 m²).
 - Outdoor kitchen including BBQ and refrigerator.
 - Private outdoor pool 13.1 x 26.2 ft (4 x 8 m) with outdoor shower.
 - Unlimited options to create a space that's entirely your own.
 - Starting from USD 1.25M, turnkey, freehold land incl.





Type Pinnacle

Luxury Villa type Momentum and Pinnacle



For those who desire the ultimate in outdoor living, the Pinnacle adds an expansive covered porch to the Momentum 3 bedroom 3 bathroom design, creating an extraordinary space for open air dining, sunset gatherings, or simply relaxing in the shade. This enhancement brings the total covered area to 3,811 sq ft (353.8 m²), making it the most spacious and indulgent version of the Luxury Villa, where every moment is framed by the beauty of the Caribbean.

CHARACTERISTICS

- Covered living space:
 - Type Momentum: 3,471 sq ft (322.3 m²).
 - Type Pinnacle: 3,811 sq ft (353.8 m²).
- Indoor living space: 2,130 sq ft (197.8 m²).
- 3 bedrooms.
- 3 bathrooms and guest toilet.
- Utility room with space for washing machine and dryer.
- High end indoor kitchen with cooking island.
- Porch:
 - Type Momentum 1,341 sq ft (124.5 m²).
 - Type Pinnacle: 1,681 sq ft (156 m²).
- Outdoor kitchen including BBQ and refrigerator.
- Private outdoor pool 13.1 x 26.2 ft (4 x 8 m) with outdoor shower.
- Unlimited options to create a space that's entirely your own.
- Starting from USD 1.5M, turn-key, freehold land incl.



Type Momentum



Type Pinnacle



THE OCEANVIEW SUPREME VILLA

U-SHAPED GRANDEUR AROUND A CENTRAL POOL.

- ▶ **3 OR 4 BEDROOMS + BATHROOMS**
- ▶ **3,773 SQ FT / 350 M²**
- ▶ **OUTDOOR BBQ**

The Oceanview Supreme Villa delivers 3,773 sq ft (350 m²) covered living space with a distinctive U-shaped layout that wraps around a central pool and veranda. Three bedrooms, three bathrooms, and a guest toilet. Floor-to-ceiling sliding glass doors open onto covered terraces on multiple sides. The U-shaped configuration creates a sheltered courtyard microclimate — shaded, private, always oriented towards the Atlantic. The Supreme's standard pool at 13.1 x 26.2 ft (4.5 x 9 metres) sits at the heart of the plan, visible from every living space.

Supreme Living in the Caribbean

Every aspect and detail of the Supreme Villas has been carefully conceived to create a space that exceeds your dreams and expectations. Your beautifully appointed Sea Feather Estate Villa will have a sleek, tasteful interior and an invitingly lush garden. The clever 'U-shape' design ensures you will enjoy a seamless transition between indoor and outdoor spaces and the private swimming pool and veranda in the center.

Depending on your lifestyle, it can be converted into a fourth bedroom with en-suite bathroom, a home office, or a private gym — giving you a versatile space that grows with your needs. Prefer to keep your parking separate? A stand-alone garage is available as an alternative option.

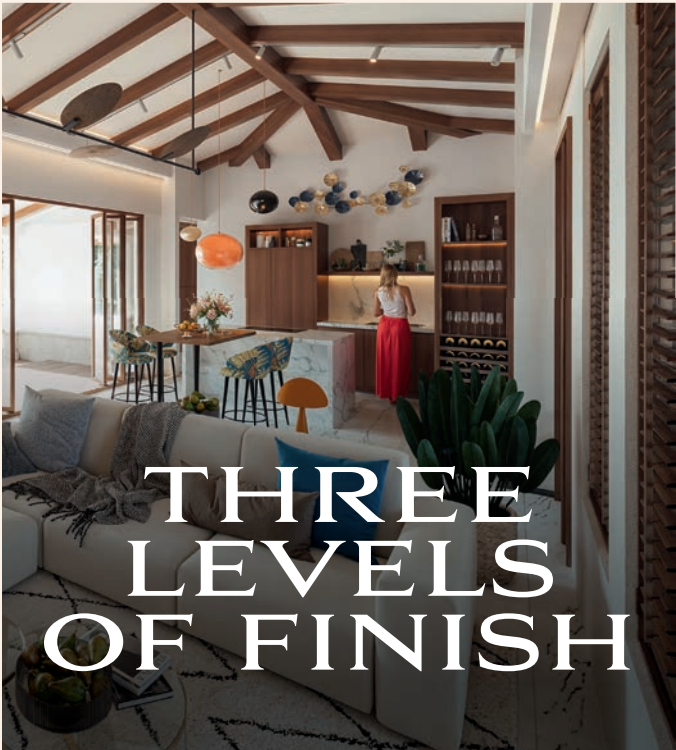
+ CHARACTERISTICS

- Covered living space: 3,773 sq ft (350 m²).
- Indoor living space 2,853 sq ft (265 m²).
- Volume 31,324 ft³ (887 m³).
- 3 or 4 bedrooms.
- 3 or 4 bathrooms and a guest toilet.
- Utility room with space for washing machine and dryer.
- High end indoor kitchen with cooking island.
- Outdoor kitchen including BBQ.
- Private outdoor pool 13.1 x 26.2 ft (4 x 8 m) with outdoor shower.
- Indoor garage.
- Unlimited options to create a space that's entirely your own.
- Starting from USD 1.75M turnkey, freehold land incl.

The villa features three elegant bedrooms, each with a private en-suite bathroom, plus a guest toilet. A high-spec kitchen with cooking island, plus an outdoor kitchen with BBQ, which is perfect for entertaining, are designed to deliver the perfect blend of style, comfort, and Caribbean ease. Large sliding doors invite natural light deep into the living spaces, while covered outdoor areas provide shade and comfort throughout the day. Carefully considered proportions and materials create a calm, timeless atmosphere that feels equally suited to everyday living and extended island stays.

The integrated garage offers more than parking alone.





THREE LEVELS OF FINISH

Baseline

The canvas is blank and entirely yours.

The villa is delivered wind and watertight as an architectural shell. You have complete freedom to personalise the interior. Use your own designer, your materials and follow your own timeline.

Comfort Line

Built and ready. You choose the style.

Fully built interiors with luxury bathrooms and a high-end kitchen. You choose the interior style; the Sea Feather team advises on materials and manages logistics to ensure everything arrives on island smoothly.

Signature Caribbean Living

Arrive, open the door, live your dream.

These are delivered ‘turnkey’. Curated furnishings, in the exclusive Caribbean Living style — natural materials, sun-washed tones, tropical colours, and contemporary comfort. Arrive and begin island life immediately.

MONTHLY COSTS OF OWNERSHIP

ONE MONTHLY BASE FEE IS REQUIRED, THE REST DEPENDS ON THE SERVICE LEVEL YOU WANT TO HAVE.

Every Sea Feather Estate owner pays a fixed monthly **Resort Fee** — the sole cost that applies regardless of whether the villa is occupied, rented, or vacant. This fee covers maintenance of all shared facilities: roads, landscaping, common areas and resort infrastructure. Premium resort services such as spa treatments are excluded and charged separately.

Garden and pool maintenance are available by subscription and remain optional for private owners. No minimum service package is imposed on owners who use their villa exclusively for personal use.

Joining the **Golden Rock Resort rental program** requires activating both garden and pool maintenance — ensuring every villa presented to

rental guests meets the resort's five-star quality standard. Pool maintenance is carried out exclusively by the resort, twice weekly.

“The resort manages everything. Ownership here is genuinely hands-off.”

Private Use Only

- Resort Fee \$500 – \$650 / month
- Garden + pool: optional
- Housekeeping service: optional

In the Rental Program

- Resort Fee + Garden + Pool from \$1,250/month*
- *Standard pool & plot under 11,000 sq ft (1,000 m²)



A FULLY MANAGED RENTAL PROGRAM, A PROJECTED NIGHTLY RATE OF APPROXIMATELY USD 2,750, AND NO CAPITAL GAINS TAX WHEN YOU SELL. THE NUMBERS BEHIND SEA FEATHER ESTATE’S RENTAL MODEL.

Own a villa at Sea Feather Estate is a private decision. Some owners will never rent. But for those who want the asset to contribute to its own costs, or to generate meaningful income during months they are elsewhere, the rental

program is worth understanding in detail.

The program is operated exclusively by Golden Rock Resort. Owners who enroll cannot rent independently or through platforms such

as Airbnb or Booking.com. That constraint exists for a reason: consistency of guest experience protects the value of every villa on the estate, while maintaining the standards expected from a premium destination for years to come and beyond.

the income side

Based on comparable high-end private villas in the region, a three-bedroom villa at Sea Feather Estate may achieve nightly rates of approximately USD 2,500 to 3,000 when positioned and managed at a premium level.

Rates are seasonally adjusted and no guarantees are provided, but the direction of travel on Statia is clear: tourist arrivals have grown steadily, high-end accommodation supply remains limited.

The marketing, the bookings, the guest communication, and the check-in are all handled by the same team that runs Golden Rock Resort to a five-star standard. You are not managing a property from a distance, nor coordinating cleaners, calendars, or guests. The villa is simply made available when you are not using it, and looked after as part of the resort throughout. In return, you receive 50 percent of the nightly rate for every night your villa is booked. It is a straightforward arrangement: full service on one side, a clear and predictable share of the revenue on the other.

the cost side

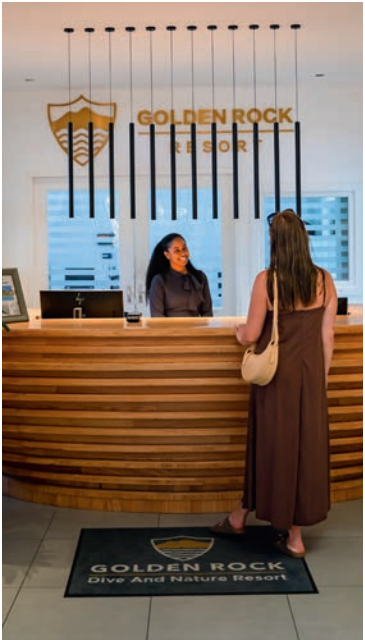
Rental participation requires meeting the resort’s operational standards. Monthly costs are fixed and transparent:

- Resort fee: USD 500–650 per month.
- Garden and private pool service: USD 750–925 per month combined.
- Utility costs (electricity, water, internet): based on individual meters at local rates.

“Twent-five booked nights a year cover the fixed costs. The rest of the calendar is yours.”

What the program covers

- Marketing across premium travel platforms
- Reservations and booking administration
- Guest communications, check-in & check-out
- Daily operations and concierge
- Housekeeping and linen program
- Pool and garden maintenance
- Financial reporting to owners



*Nightly rate figures are indicative and based on comparable regional properties. No income guarantees are provided. Tax and legal rules vary by individual circumstance and country of residence. This article is for general information only and does not constitute tax, legal, or financial advice. We recommend consulting a qualified cross-border tax advisor for the most accurate regulations.

construction update

THE FIRST VILLAS ARE RISING

SEVERAL PLOTS HAVE BEEN SOLD. THE WALLS ARE GOING UP.

The photographs show Sea Feather Estate as it stands summer 2026: foundations in the ground, walls and roofs being built and the first private pools taking shape. These are not the first villas on a long list, they are the result of a deliberate process that begins with a sale, not a speculation.

The momentum behind those photographs is worth noting. A year of ground-work preceded them: permits secured, architects engaged, every detail of the estate resolved before a single stone was moved. Construction began in November 2025. In the months since, multiple villas have been sold, and five are under construction today. For a project of this caliber, that is a remarkable pace, and it says something about both the demand and the team behind it.

At Sea Feather Estate, nothing is built on assumption. A villa enters construction only once it has been sold and the buyer's specifications have been agreed. That sequence exists for a reason: it allows the owner to make real choices. Finish level, interior detailing, pool configuration, layout and adjustments. These decisions are made before the foundation is even poured, not retrofitted afterward.



"A villa enters construction only once it has been sold. That is what makes genuine customization possible."

The team doing the building is the same in-house team that constructed Golden Rock Resort. No work is outsourced. No contractors are brought in from elsewhere. That is why the pace is what it is. 5 villas per year, no more. It is the only rate at which the high quality can be maintained. And with just 45 villas planned across the entire estate, that deliberate scarcity does more than protect standards, it supports the long-term value of every villa on the site.

From the moment specifications are signed off, construction runs nine to twelve months. The buyers, whose villas appear in these photographs, made their decisions knowing exactly who would build them, and how. The plots, which are still available, offer the same benefits.



DUTCH DESIGN, CARIBBEAN SPIRIT

THE VILLAS AT SEA FEATHER ESTATE WERE DESIGNED BY A DUTCH ARCHITECT. THAT ORIGIN SHOWS IN THE PROPORTIONS: CLEAN LINES, CONSIDERED DETAILING, NOTHING ADDED WITHOUT PURPOSE. THE RESULT IS ARCHITECTURE THAT FEELS TIMELESS, RESTRAINED, AND ENDURING.

In a Caribbean setting, those qualities translate naturally. The architecture does not impose itself on the landscape. It opens toward the ocean, catches the trade winds, and lets the views do the work.

Deep covered porches, floor-to-ceiling glass, and carefully placed shade create a home that feels European in its clarity and Caribbean in its ease. It is a house designed to be lived in, not photographed.

build once, build right

The structure of each villa is cast concrete throughout. Not block work, not frame construction: solid poured concrete walls, floor slabs, and roof deck. That choice is deliberate. In a hurricane-prone region, cast concrete performs differently. It does not flex under load, shift with moisture, or fail gradually. A building constructed this way is built for the long-term.

Even the pitched roof is poured concrete — something almost no builder attempts, because it is demanding work that requires real expertise. The result justifies the effort: a roof that is immensely strong and absolutely watertight, with nothing to lift, crack, or blow away. The roof tiles are laid directly into the wet cement

during construction, becoming part of the structure itself. What you see is texture and warmth. What you get is a roof built to the same standard as the walls beneath it.

elevated by design

Ten plots, each one individually graded and elevated to guarantee an unobstructed ocean view. Not as a feature reserved for

the best positions on the estate, but as a founding condition for every villa in the first phase.

The groundwork for the next phase of Sea Feather Estate is set to begin shortly. Extending the estate further across the site with the same approach: deliberate elevation, guaranteed outlook, and no compromises on what every owner can expect to see from their terrace. Ensuring every future homeowner enjoys the same exceptional perspective.





HIGH ABOVE THE ATLANTIC, WHERE THE VIEWS STRETCH FROM ST. BARTHS TO ST. KITTS AND ST. MAARTEN, SEA FEATHER ESTATE OFFERS SOMETHING RARE IN THE CARIBBEAN: THE FREEDOM TO CHOOSE NOT JUST YOUR VILLA, BUT THE WAY YOU OWN IT.

Every residence at Sea Feather Estate embodies the same philosophy — timeless architecture, exceptional craftsmanship, complete privacy with your own pool and garden, and full access to the five-star facilities of the Golden Rock Resort. What differs is simply the ownership structure. Because owning a Caribbean residence is a deeply personal decision, we offer two paths: Whole Ownership and Fractional Ownership.

whole ownership

For some, complete ownership is the natural choice. Whole Ownership means an exceptional oceanview residence entirely in your own name, on full freehold land under Dutch Caribbean law. Your villa is yours whenever you wish — for extended winter stays, for spontaneous escapes, or as a legacy home for generations to come. Every decision remains entirely your own.

And ownership here is remarkably effortless. The resort’s team looks after the garden and the pool throughout the year, prepares the house before you land and closes it behind you when you leave, so that a villa standing empty for months is never a villa neglected. Maintenance, housekeeping and management are arranged for you, while you retain complete control. Whole Ownership is ideal for those seeking unlimited personal use, long-term family ownership, or a permanent home in the Caribbean.

fractional ownership

Others recognise a simple truth: even the most treasured second home is enjoyed for only a few weeks each year. The rest of the time it stands closed, while the costs continue. For them, Fractional Ownership offers the same villa, the same architecture and the same level of service, with a capital commitment that reflects the way a Caribbean home is actually used.

Two of our signature villas are offered in co-ownership: eight owners per villa, each holding an equal one-eighth share. Each villa is held in its own company, established for that one residence by notarial deed under Dutch Caribbean law and professionally managed. As a co-owner you hold a one-eighth participation in that company, and with it in the villa and the land on which it stands. Your name is recorded, your share can be sold, and it passes to your heirs. This is genuine ownership of a luxury villa — emphatically not a timeshare, which conveys only a right of use.

The villa is delivered fully furnished and equipped down to the linen and the glassware, and each owner has a private storage unit in its garage, so your dive gear and your favourite books simply stay on the island.

“Thoughtful ownership for modern lifestyles.”

Six weeks, fairly divided

Each owner enjoys six weeks a year, reserved as whole weeks from Saturday to Saturday and spread across high and low season. The calendar follows clear rules rather than whoever asks first. Reservations open up to two years ahead and close two weeks before arrival. High season runs from November to April, with a maximum of two consecutive weeks at a time and three in the quieter months. Sought-after dates such as Christmas and New Year are allocated once a year, one per owner, with the same period off-limits to that owner for the following two years — so every family gets its turn.

Should six weeks prove too modest, a second one-eighth share extends your stay accordingly. In weeks you do not use, the villa can be let through the resort on terms the eight owners decide together.

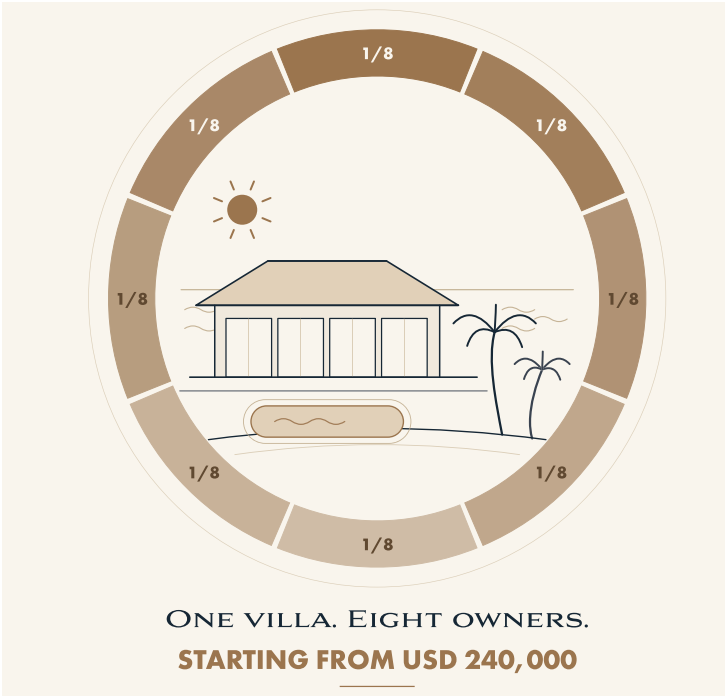
What it covers, and what it does not

The price of a share covers everything required to turn one villa into eight owned shares: the land and the completed, furnished residence, the notarial deed, the incorporation of the villa company, the legal documentation and the organisation of the ownership group. There is nothing to settle afterwards.

From completion onward there is a single monthly contribution per share, covering insurance, the resort fee, the upkeep of house, garden and pool, and the professional management of the villa. A meaningful part of it is set aside as a maintenance reserve, so that a new roof in fifteen years is a decision rather than a surprise. Cleaning is charged per visit and utilities at local rates: you pay for what you use, and for nothing that you do not.

How a share is acquired

The process is deliberately unhurried. You commit by signing a binding letter of intent, which takes your share off the market. There is no deposit, no advance payment and no bank guarantee: until your share is transferred to you, nothing is payable. You receive the full documentation — the ownership rules, the technical specification and the annual budget — well before anything becomes final. For both villas the first shares have been placed and construction has already begun; the villa company is incorporated by notarial deed and acquired the land from the developer.



Two villas, sixteen shares

The three-bedroom Oceanview Luxury Villa Type Pinnacle, with private pool and completion expected in the first quarter of 2027, is available from USD 240,000 per one-eighth share, with a monthly contribution of USD 650 that already includes the maintenance reserve. The four-bedroom Oceanview Supreme Villa, on one of the estate’s most elevated plots, is offered at USD 320,000 per share, with a monthly contribution of USD 700. Both are delivered turnkey, down to the outdoor kitchen and the private pool. No tax is payable on the purchase of a share.

Across the two villas there are sixteen shares in total, and they will not be repeated. Several have already been sold, and construction of both villas is now under way, a limited number of shares remains available.

The same destination, the same standard

Whichever path you choose, you become part of one of the Caribbean’s most exclusive residential communities, on an unspoiled island known for world-class diving, hiking and pure tranquillity. The difference is never the quality of the experience, only the way you choose to own it.

which path is right for you?

We would be pleased to discuss the approach that best reflects your lifestyle: the complete freedom of your own private villa, or the intelligent simplicity of a shared one. Schedule a private consultation for detailed information on availability, pricing and ownership structures, or request our brochure — including the Sea Feather Estate Villa Collection Book and The Story of Statia.

More at www.seafeatherestate.com.

THE BUYER’S GUIDE FOR AMERICANS AND CANADIANS

St. Eustatius is not a tax haven. It is a Dutch Caribbean jurisdiction with a transparent legal and fiscal framework governed by Caribbean Dutch law and enforced by Caribbean Dutch courts. For second-home owners, annual ownership costs remain remarkably low. The only recurring local tax is the property tax, currently approximately 0.7% of assessed value, with a personal exemption of USD 70,000. And here, the government’s policy of encouraging new construction works directly in the owner’s favor: for the first five years, the tax is calculated on the purchase price of the land alone — minus the exemption, leaving the villa itself entirely outside the assessment.

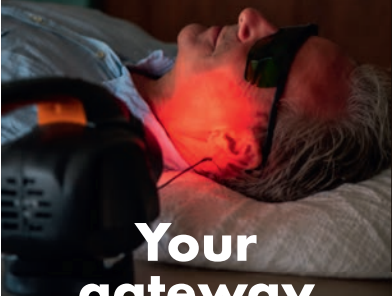
On an already minimal tax burden, this is a considerable fiscal advantage. Beyond that, there is no local tax on worldwide income, no capital gains tax, no wealth tax, and no local taxation of rental income generated by the property.

The island uses the US Dollar as its currency, allowing American buyers to receive and spend pensions, Social Security payments and rental income without exchange-rate exposure. Owning on St. Eustatius can serve different purposes: a second home, a seasonal base or a future primary residence. Americans may stay for up to 180 days within any 365-day period without a residence permit, while Canadians may stay for up to 90 days within any 180-day period.

For buyers considering relocation, the advantages extend beyond taxation. Once the villa becomes your primary residence, the annual property tax no longer applies. Combined with access to Dutch public services and healthcare upon registration, Statia offers a unique combination of Caribbean living, legal certainty and a comparatively light fiscal burden.



Tinnitus Relief Therapy



Your gateway to relief from tinnitus

At Tinnitus Relief Therapy, we use advanced laser technology to support the body’s natural recovery processes, with the aim of reducing the perception of tinnitus.

Treatment takes place in the peaceful surroundings of Golden Rock Resort.

VISIT OUR WEBSITE TO LEARN MORE
www.tinnitusrelieftherapy.com

own a piece of the Caribbean — under Caribbean Dutch law

DUTCH LAW, FINITE LAND, LASTING VALUE

A RARE CONVERGENCE OF LEGAL CERTAINTY, NATURAL SCARCITY, AND GROWING INTERNATIONAL DEMAND — ON ONE OF THE CARIBBEAN’S LAST UNSPOILED ISLANDS.

The investment case rests on factors seldom found together. Governance first: as a special municipality of the Netherlands, St. Eustatius operates under Dutch Caribbean law. This means full freehold title, no leasehold, no concessions. Property rights and dispute resolution of a quality rarely available in the Caribbean region.

The island measures just 8.1 square miles, with large areas designated as national parks. The total stock of developable oceanview land is finite and diminishing. Sea Feather Estate adds only five villas per year, preserving character, sustaining exclusivity, and supporting long-term value.

The Dutch government is actively investing in Statia's future. Sint Eustatius has been allocated €10 million to strengthen the island's socio-economic position, with funds directed toward heritage, culture, health, nature, and tourism. Alongside structural annual contributions from The Hague for the Caribbean Netherlands. Development follows the island's own Tourism Master Plan, which deliberately favors small-scale, high-quality tourism over volume: precisely the kind of growth that protects what makes Statia rare.

This public investment, combined with Golden Rock Resort's Michelin Key recognition, signals strengthening international demand at precisely



the moment supply remains limited. A Sea Feather Estate villa is therefore not merely a sound investment, it is a long-term legacy asset, one that can be passed down through generations.

THE MOMENT YOU LAND, YOU KNOW

SOMETHING SHIFTS THE SECOND YOU STEP OFF THE PLANE. I HAVE FELT IT EVERY TIME.

I have traveled a great deal. Airports, transfers, hotel lobbies, rental cars — the logistics of getting somewhere tend to feel like work. Statia is so different.

F.D. Roosevelt Airport is small. You walk down the steps of the Twin Otter aircraft and touch the tarmac. Before you have even reached the terminal, someone waves at you.

The first time I arrived, I did not know what to make of it. By the third visit, I understood: this is not a performance. It is just the island.

The Statian people have a warmth that is entirely their own. Unhurried, genuine, and completely disarming. Nat, the owner of the Boardwalk restaurant, asks where you are staying, and actually wants to know!

a word from your private sales advisor

I INVITE YOU TO STATIA TO SHARE SOMETHING I REALLY CARE ABOUT

NO SCRIPT, JUST HONEST GUIDANCE AND A GENUINE COMMITMENT TO MAKING SURE EVERY BUYER MAKES A DECISION THEY WILL LOVE FOR YEARS TO COME.

In 2024, I first set foot on Statia in a different role. As the owner of a Dutch real estate communications agency. I had been engaged to promote Sea Feather Estate, to tell its story in words and images. I expected a beautiful project. What I found was an island that quietly took hold of me: the elevated views over the ocean, the calm, the sense of space and unhurried life that has all but disappeared elsewhere in the Caribbean. I was, quite simply, taken with the place from the very first visit.

As the marketing materials took shape, my conversations with the developer grew into something more than a working relationship. We discovered a shared enthusiasm. For the project, for the island, and for the way it deserved to be brought to the world. Out of that mutual conviction grew a decision we made together:

rather than placing Sea Feather Estate in the hands of a distant international brokerage, sales would be handled personally, by someone who knows every villa, every plot, and every detail of the story behind them. I became the estate's Private Sales Advisor, my sole focus, and my only project. I represent nothing else, anywhere. That is not a business model; it is simply what happens when you fall for a place and decide to stand behind it completely.

Today, I handle every enquiry personally, from the first conversation through to the moment I hand you the keys. There is no sales team and no one reading from a script. That is a deliberate choice, because buying a villa here is not a transaction, it is a decision that deserves real attention and honest guidance.

I spend a great deal of my time on Statia, dedicated to this project and to the people who are considering making it their own. Watching the resort take shape, and now seeing the first villas rise at Sea Feather Estate, my conviction in what this island and this development can offer has only grown stronger.

Over the years, I have come to appreciate that every prospective buyer arrives here with a different story, a different ambition, and a different vision for the future. Taking the time to understand those motivations is, in my view, an essential part of the process.

And that process, I believe, must include the island itself. No brochure, however carefully made, and I say this as someone who made them, can replace standing on the estate at the end of the afternoon, looking out over



The man fixing the road who raises his hand as you drive past. The taxi driver who points out the volcano and the historical town, not because he is selling anything, but because he is proud of where he lives.

I have watched this same thing happen with every person I have brought to Statia for the first time. Their shoulders loosen. Their voice slows down. The mental list of things left undone back home becomes very, very quiet.

That is not something I can fully explain in a brochure. It is something you need to feel for yourself. Which is exactly why I invite prospective buyers to come and see. Not for a sales tour, but simply to arrive, and let the island do the rest. On an island this quiet, peaceful and beautiful, the past and the present coexist without effort.

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Golden Rock Resort
www.goldenrockresort.com

THE ISLAND
St. Eustatius
Caribbean Netherlands
Eastern Caribbean

Whether it's your very first dive or your 500th...

WE MAKE EVERY DIVE FEEL SPECIAL

• STATIA DIVERS •
BY GOLDEN ROCK RESORT

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