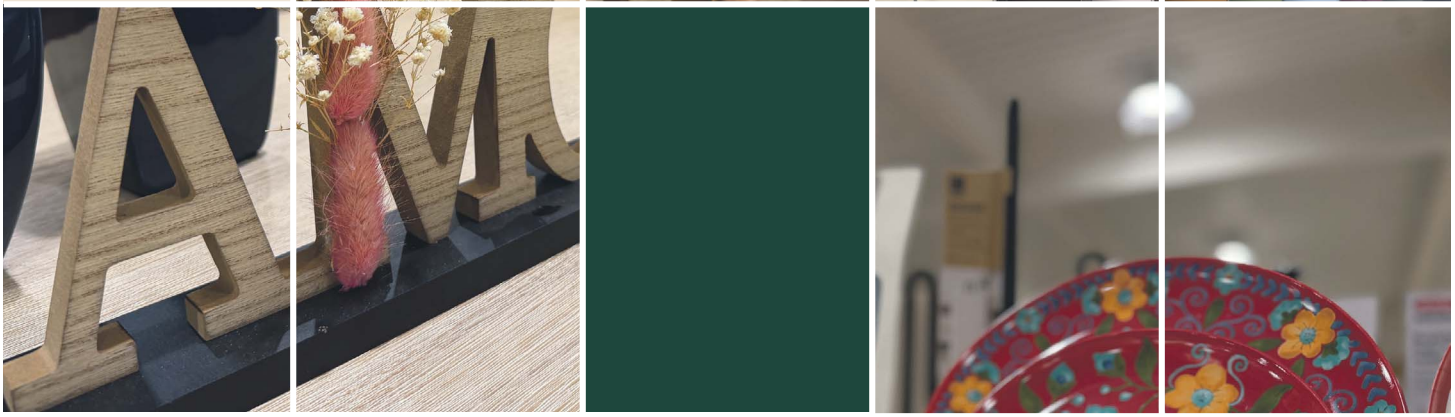
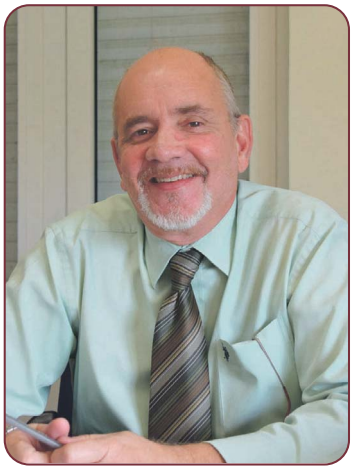


HOME, DESIGN & CONSTRUCTION

a publication of The Daily Herald



SHOWTIME

St. Maarten is known for great places to live and work. Lots of things have been happening in the real estate field and a need exists for relevant information.

Available options are highlighted in this *Home, Design & Construction Special*, with local professionals presenting their relevant products and services, whether for the outside or inside of any building.

"The Friendly Island" certainly has a lot to offer in that sense and we wish you much reading pleasure, hoping that the supplement's content can be of assistance in some shape or form.

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From small garden structures to large-scale architectural projects

PALMEX SXM's strength lies in the diversity of its offerings. By a private pool, a wooden gazebo covered with Palmex becomes a true outdoor living space, inviting relaxation and socializing. In a luxury villa; a large, traditional, wooden frame can accommodate a covered terrace, an outdoor lounge, or a reception area. In hotels and restaurants, these same techniques are used to create cabanas, beach bars, open-air dining areas, and reception spaces where wood and Palmex roofing blend naturally into the landscape.

The company also specializes in the design of shelters, utility rooms, roofing for converted containers, and structures for communal spaces. Each project can be tailored individually, whether it's a small gazebo measuring just a few square meters or a large-scale roof structure.

MEETING THE NEEDS OF INSTITUTIONS AND LOCAL GOVERNMENTS

Beyond the private sector, PALMEX SXM also serves local institutions, local governments, and managers of public spaces.

Visitor shelters, gazebos in public parks, shaded areas along the waterfront, roofing for visitor centres, or facilities for tourist attractions: the possibilities are endless.

The combination of traditional roof frames and Palmex roofing allows for the design of functional facilities while preserving the visual identity of Caribbean regions.

These projects require special attention to technical constraints, particularly strong winds, salt exposure, accessibility, and the standards applicable to public buildings.

THE FUSION OF TRADITIONAL WOODWORKING AND PALMEX TECHNOLOGY

Traditional timber framing remains at the heart of our craft. The selection of lumber sizes, joint details, roof pitches, and the quality of workmanship form the foundation of every project.

Palmex roofing complements this artisanal work by providing the appearance of natural palm leaves, without the usual challenges associated with their deterioration and regular replacement.

Designed for tropical environments, Palmex synthetic thatch offers a durable solution with low maintenance and an aesthetic inspired by traditional roofing.

This combination of artisanal expertise and innovation preserves the charm of Caribbean architecture while meeting contemporary expectations for comfort and longevity.

AN ARCHITECTURAL SIGNATURE FOR SAINT MARTIN, SAINT BARTHÉLEMY, AND ANGUILLA

In these three destinations, where the hotel industry, luxury residences, and tourism play a major role, outdoor design is a key factor in enhancing property value.

A Palmex roof, supported by a beautiful exposed roof structure, can transform a simple terrace into a reception area, a corner of the garden into a place to relax, or a restaurant into an establishment with a distinctly tropical atmosphere.

Through its services, PALMEX SXM champions an architectural philosophy that combines aesthetics, authenticity, and sustainability.

More than just a manufacturer of roof trusses and a roofing specialist, PALMEX SXM positions itself as a partner in custom tropical design, capable of supporting projects of all sizes, from private gazebos to structures intended for businesses and institutions.

GROW YOUR OWN GARDEN

A little green goes a long way in the Caribbean

In the Caribbean where sunshine is plentiful and outdoor living is part of our lifestyle, gardening is one of the simplest ways to make our surroundings more beautiful. Whether you live in a villa, a small apartment, or manage an Airbnb or holiday rental, you do not need a large garden or a big budget to get started. Anyone can learn to grow plants, and every garden begins with one small step.

START SMALL AND GROW AT YOUR OWN PACE

You do not need to transform your entire yard overnight. Start with a few pots, a small corner of your garden, or containers on a balcony or patio. Even a handful of well-chosen plants can bring colour, freshness and life to your outdoor space. If you are working with a tight budget, begin with plants that are easy to maintain. Herbs such as basil, thyme and mint are practical choices, while aloe vera and other drought-tolerant plants are well suited to our warm climate. If you prefer flowers; bougainvillea, hibiscus and periwinkles can add beautiful splashes of colour.

You can also save money by reusing suitable containers, propagating plants from cuttings, or exchanging plants with friends and neighbours. Just make sure that containers have drainage holes so excess water can escape.

Another excellent option to consider is the moringa tree which grows well in warm, tropical climates and is known for its nutrient-rich leaves. These leaves can be used in cooking, making moringa a useful addition to a home garden. The tree generally grows quickly in warm conditions and prefers plenty of sunshine and well-drained soil. Regular pruning can help keep it at a manageable size, particularly in smaller gardens.

For villa owners and Airbnb hosts, attractive greenery can also make an outdoor space more inviting. A few healthy plants around an entrance, beside a seating area, or along a walkway can create a welcoming atmosphere for residents and guests alike.

UNDERSTAND YOUR SOIL

One of the biggest challenges to gardening in our part of the Caribbean is the soil. Depending on where you live, it may be dry, rocky, sandy or lacking in organic matter. In some areas, the ground can be quite arid, making it difficult for plants to establish strong roots and retain enough moisture. The good news is that you do not have to rely entirely on the soil you already have.

You may need to purchase a few bags of good-quality garden soil or potting mix to give your plants a better start. For containers, choose a potting mix that drains well while retaining enough moisture for the roots. For garden beds, improve the existing soil by mixing in compost or other suitable organic matter.

Compost made from suitable fruit and vegetable scraps, dried leaves and garden waste can help improve soil structure over time. If you have the space, creating a small compost pile is an affordable way to recycle organic material and provide nutrients for your plants. Avoid adding meat, dairy products or oily food scraps, which can attract pests. Avoid using heavy soil that stays waterlogged, especially in pots. Good drainage is essential in our climate, where periods of heavy rain can follow long, dry spells.

CHOOSE PLANTS THAT SUIT YOUR LIFESTYLE

Before buying plants, think about what you want to grow. Are you interested in flowers, herbs, vegetables, fruit trees, moringa, or simply greenery that makes your outdoor area more attractive? Consider how much sunlight your space receives, how often you can water your plants and how much maintenance you are willing to do. Plants suited to full sun will struggle in deep shade, while some tropical plants need protection from the harshest afternoon heat.

It is also worth considering how much time you spend away from home. If you travel frequently or manage a holiday rental, choose plants that can tolerate short periods without watering once established. Grouping plants with similar watering needs together can make maintenance easier. For those with limited space, vertical planters, hanging pots and container gardens offer practical ways to grow plants without taking up too much room. Even a small collection of herbs near the kitchen can be both attractive and useful.

WHAT SHOULD YOU PLANT FIRST?

Choose plants that match your space, budget and patience. These are estimates, not guarantees. Water, soil quality, variety, sunlight and plant care all affect growth and fruit production. For the quickest results, combine a few vegetables you can harvest soon with a fruit tree that will reward your patience later.

- **Vegetables:** Green onions, seasoning peppers, herbs, basil, pak choi and leafy greens are useful starting points. Many can be grown in containers, and some provide harvests within a few weeks.
- **Papaya:** A rewarding option for those who want fruit relatively quickly, papaya can begin producing in about eight to 12 months under favourable conditions.
- **Guava:** This is a good addition to a home garden, with fruit often appearing within two to three years, depending on the variety and growing conditions.
- **Mango:** Grafted trees may produce fruit in about three to five years. Mango is a Caribbean favourite worth planning for, although seed-grown trees often take longer.
- **Avocado:** Grafted trees may begin bearing in around three years, while seed-grown trees can take considerably longer.
- **Breadfruit:** An excellent long-term investment for suitable properties, with trees commonly bearing within three to five years.
- **Neem:** Useful as a shade tree and an attractive landscape addition, but it needs room to grow. It is not a fruit crop, and local suitability should be considered before planting.

PLANT TREES CAREFULLY, AND PROTECT YOUR PROPERTY

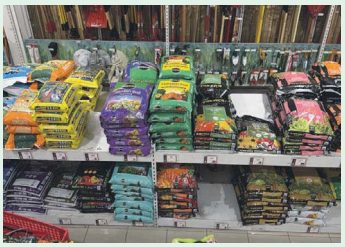
Trees provide shade, beauty and a natural connection to the environment. However, planting them in the wrong place can create problems as they grow. Trees need enough space between them to allow their roots and branches to develop properly. Planting trees too close together can cause competition for water, nutrients and sunlight, leaving some trees weaker or preventing them from reaching their full potential.

Equally important is keeping trees an appropriate distance from your home, foundations, boundary walls, driveways, swimming pools and underground pipes. As trees mature, their roots may affect nearby structures, particularly where soil conditions are vulnerable or existing cracks and leaks are present. Changes in soil moisture caused by trees can also contribute to foundation movement in certain conditions. Planning where trees will grow before putting them in the ground can help you avoid expensive repairs later.

WATER WISELY AND KEEP LEARNING

Watering is especially important in the Caribbean. Newly planted flowers, vegetables and trees need regular attention while their roots become established, but established plants may require less frequent watering – water early in the morning or later in the afternoon to reduce evaporation. Adding mulch around plants can help the soil retain moisture, moderate soil temperature and reduce weed growth. Dried leaves or suitable organic mulch can be inexpensive alternatives to purchased products. Keep mulch a little away from the trunks of trees to avoid excessive moisture against the bark.

During dry periods, check your plants regularly and water deeply when needed rather than giving them frequent, shallow watering. Containers may dry out faster than garden beds, particularly when exposed to direct sunlight and wind. Do not be discouraged if a plant struggles or fails to grow. Gardening is a learning process. Pay attention to what works in your space, ask other gardeners for advice and make adjustments along the way. Start with a few plants, learn their needs and expand your garden as your confidence grows.



A GREENER SPACE IS WITHIN REACH

Growing your own plants is not reserved for professional gardeners or people with large properties. It is something anyone can enjoy, regardless of budget or experience. For homeowners, gardening can make a property feel more personal. For villa owners and holiday-rental operators, well-maintained plants can help create a more welcoming outdoor experience for guests. For families, growing herbs, or vegetables can be a practical way to make better use of available space. And for anyone simply looking to enjoy a little more nature, gardening offers the satisfaction of watching something flourish through one's own care.

You do not need to spend a fortune, purchase every plant at once or have perfect soil from the beginning. Start with what you have, improve your soil where necessary, swap plants with neighbours, choose plants suited to our climate and give them the care they need. In the Caribbean, a little effort, thoughtful planning and the right choices can go a long way towards creating a greener, healthier and more welcoming space.

MODERN HOMES

VISIT OUR SHOWROOM TODAY!

#6 Orange Grove Road
Cole Bay
1 (721) 520-2171
office@modernhomesbv.com

Your culinary dreams brought to life

Indoor and outdoor customisable kitchens, with Modern Homes

The kitchen is the heart of the home for a reason – and Modern Homes can help you realise your culinary and hosting dreams with beautifully designed full kitchens. And why stop there? Serious cooks will love the outdoor kitchen options, allowing you to BBQ, roast, smoke meats, or bake pizza right at home. Come in and let the team take your vision and make it a reality.

The European style kitchens offer clean lines, soft-close drawers, and durable, stylish hardware. They are fully customisable to your space, specifications and tastes. The team will help you navigate what seems like endless options in terms of materials, colours, and configurations.

You'll be able to make the most of your space, large or small, with the right layout and state-of-the-art storage solutions. Complete your functional and aesthetic kitchen with appliances from trusted brands including GE, Bosch, Smeg, Thermador, Gaggenau. Kitchens blend seamlessly in style with the custom closets available at Modern Homes, translating to an overall space that feels coherent and tastefully put together.

Elevate your yard- or porch-space and turn it into a functional extension of your home with an outdoor kitchen. It's perfect for entertaining, keeps excessive heat and odours outside – and not to mention, increases property value.

The Mont Apli range available at Modern Homes offers high quality and innovative design that is customisable to your space and cooking goals. The main grills come with either four or six burners, a rotisserie kit with electric motor that can fit up to three chickens, and accessories that include griddle plates, hot plate kits, charcoal trays, and pizza ovens that will get you to a sizzling 620º F in just five minutes.

The modular system enables you to add both the conveniences of a traditional kitchen, and exciting options like a keg or smoker.

Besides kitchens, Modern Homes offers a stunning variety of products, including fixtures and finishes that every (aspiring) homeowner should know about. Visit their Cole Bay showroom for inspiration and guidance, and make sure to plan ahead so that you can access the full catalogue of products. Modern Homes is located at #6 Orange Grove in Cole Bay – visit today to explore the possibilities.

For more information, call +1 (721) 544-8820 or 520-2171; email vaughn@modernhomesbv.com; or follow the company on Facebook @modernhomesbv and Instagram @modern_homes_bv_sxm.

Picture from: Katzenhaus via Pinterest

Cat Wall Shelves

Our feline pets are natural climbers, and a wall shelf gives them the height they look for without taking up any floor space, which matters in smaller homes or apartments. From a raised perch, a cat can watch over the room, feel safe from dogs and children, and have a little escape from the hustle and bustle of a busy household.

If you have multiple cats, another benefit is that they are less likely to fight over the "good spots" of the house. Climbing and jumping between shelves also keeps an indoor cat active and mentally stimulated. This, in turn, cuts down on boredom behaviours such as clawing at you furniture or knocking things off counters. There are lots of options available online, in a variety of configurations – from simple to elaborate, they can fit almost any aesthetic.

For the DIY crowd, we have some instructions for making a simple version, and installing it on a concrete wall. Installation will be similar if you buy shelves online. In any case, while taking these instructions and tips into consideration, we highly suggest you look at online options for inspiration. You may find a great configuration, and discover playful elements that you love. Think of how you want them to be used, considering elements such as scratch pads, lounging spots, hiding places, and opportunities to jump and climb. This is truly a project that you can customize to your own space.

CONTINUED ON PAGE 7

Picture from: Pet Housy

MOULD in the home

Mould is almost always a moisture problem first and a cleaning problem second, and it will keep coming back until the water source is found and dealt with. This article sets out the mould types most often found in houses (in our region), what drives them, what they mean for your health, and how to bring them under control.

In a warm and often humid climate, with a rainy season and sometimes harsh winds, moisture is easily found in homes – not only through a lack of ventilation, but also because water easily finds its way through roofs, window frames and door openings.

In the aftermath of Hurricane Irma – almost a decade ago now – we saw the effects of water damage long after much of the repair work was done. Two and three years later, homes showed signs of mould because of the water damage, whether houses or roofs were partially or significantly destroyed. It's not uncommon that some building materials were not fully dry by the time finishes went back onto homes during repairs and lots of different types of remaining damage allows water/moisture to seep through.

But the reality is that mould spores are all over – indoors and outdoors – and they only become a problem when they land on a surface that has a moisture problem.

Some of the most common problems include the following: Flat concrete roofs with failed waterproofing; poorly sealed roof penetrations that let water track into the slab and down the inside face of walls; wind-driven rain at openings, especially because of window- and door-frames installed without proper sealing; moisture rising through block walls and floor slabs that were built without a damp-proof course; AC condensation; poor ventilation, especially in bathrooms without extract fans and closed-up closets against external walls; plumbing leaks; repairs that were done over wet materials (for example finishings put on walls or floors).

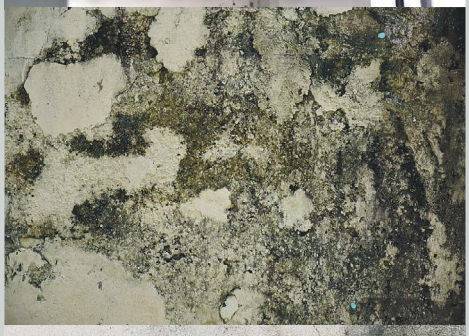
Humidity levels on St. Maarten are high enough that having the house closed up without ventilation can easily lead to mould, even without any sort of leak, which can affect walls, clothing, or furniture.

In most homes in the region, Aspergillus, Penicillium and Cladosporium make up the bulk of what is seen on walls and ceilings. Some moulds will grow in humid air, while others need materials that have been saturated for longer. For most homeowners, the type matters less than the moisture source, since the remedy is the same. However, finding Stachybotrys or Chaetomium, which mostly affect dry wall and wood, is a sign that the building has been wet for a long time; and the damage behind the finishings is likely larger than what can be seen.

Whatever the type, mould must be removed and prevented, as it damages materials and comes with respiratory health concerns, especially for children, the elderly, and those with compromised immune systems. Cleaning without fixing the problem will lead to a recurrence, usually in a matter of weeks. You may need to re-waterproof a roof slab, reseal window- and door-frames, clear and reroute AC condensate lines, or install a damp-proof membrane or drainage around a ground floor wall.

For large affected areas, call a professional. For small areas and hard surfaces, scrub with detergent and water and then dry thoroughly. Bleach is optional. Always use a mask, gloves and goggles. Soft materials such as carpet, ceiling tiles or mattresses that have stayed wet for over 24 hours generally won't be salvageable and should be removed and replaced.

Picture from: Clean Air Optima



CAT WALL SHELVES

CONTINUED FROM PAGE 6

MATERIALS/TOOLS

Quantities and exact materials will vary, but here are the basics for some simple shelves to be mounted to a concrete wall.

- Shelf boards (*plywood, at least 18mm thick, 25-30cm deep and 40-60cm long*).
- Heavy-duty L-brackets (*2 per shelf, steel, rated well above the weight of your cat jumping on and off*).
- Wall fixings (*nylon wall plugs and screws of at least 50 mm length*).
- Wood screws (*to fix the brackets to the underside of the shelves*).
- Non-slip covering (*sisal or piece of carpet cut to size*).
- Strong adhesive or a staple gun (*to hold the covering in place*).
- Sandpaper, medium grit.
- Hammer drill (*with masonry bits for the wall, and wood bits for the shelf*).
- Level.
- Tape measure and pencil.
- Screwdriver.
- Safety glasses and dust mask.

INSTALLATION

- For each wooden plank, sand all edges and corners smooth.
- Fix the non-slip covering to the top of each board, keeping staples away from the edges.
- Turn each board upside down and screw the brackets to the underside, about 5cm in from each end.
- Hold the first shelf against the wall at the height you want, level it and mark the bracket holes.
- Drill with a masonry bit (of the size shown on the plug packaging) slightly deeper than the plug, then clear the dust and tap the plugs in flush.
- Screw the shelf to the wall and tighten firmly. Then, check the level again.
- Press down hard on the outer edge and lean some of your weight on it. Any movement or creaking means the fixing must be redone. Make sure to do this for safety, before your pet uses it.
- Repeat for the other shelves.

A FEW PRACTICAL TIPS

- Plan the entire route, before drilling. Consider where the cat will be able to access the shelves. Will it start from the floor, or another piece of furniture that they can easily access? Consider how and where you want them to be able to move around and rest. Consider a staircase pattern that they can move up on. If they need to climb or jump, consider their abilities, which somewhat depends on age and size. For most adult cats, a gap of 30-40cm vertically and 20-30cm horizontally is appropriate. Use tape to map it out before deciding on the final design.

- Consider the spacing and location. Keep shelves clear of ceiling fans, light fittings, and curtains, and make sure a fall would not land on any hard or sharp edges. Cats generally prefer shelves near a window, or overlooking the room where the family spends time. Consider the placement of the last shelf: Is there a safe way down? Make sure they can either turn around and exit the way they got in, or that there is another safe route to exit, so that they do not get nervous and stuck.

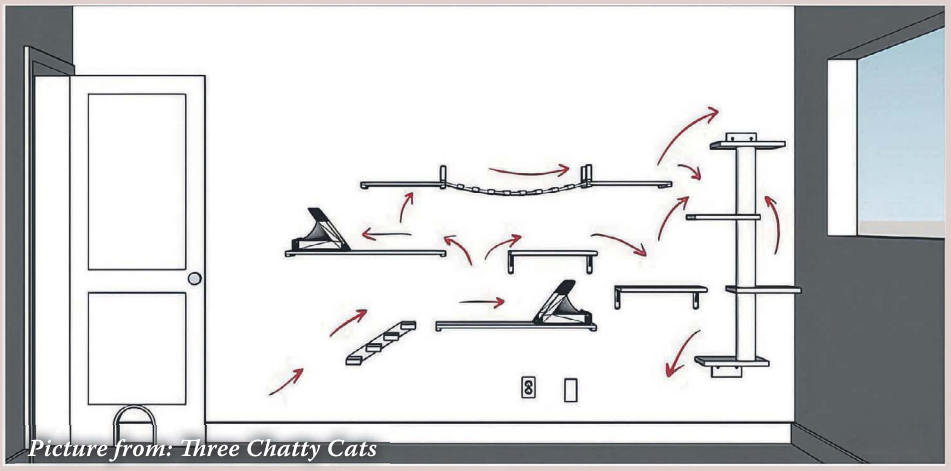
- Another safety consideration is to choose brackets and anchors with plenty of reserve capacity, and never attach the shelves with adhesive. A cat landing – especially from a jump – increases the load.

- Make sure you can reach the shelves easily enough to be able to clean them. If you prefer, you can attach the coverings with Velcro instead of permanently attaching them, so that you can remove them and clean them separately.

- To introduce the cat to the shelves, you can place treats on or near the lower shelves and let them explore at their own pace.

Picture from: Three Chatty Cats

Picture from: The Namu



Picture from: Three Chatty Cats

Where flooring becomes a statement of design & performance in Saint-Martin

RENOVO CRETE

Renovating a terrace, transforming a garage, modernizing a commercial space, or designing a high-performance industrial floor; every environment deserves a solution tailored to its purpose and surroundings. In Saint-Martin, RENOVO CRETE introduces a new approach to flooring systems, bringing together design, technical expertise, and modern renovation solutions.

EXPERTISE FOR HOMEOWNERS AND BUSINESSES

Based in Saint-Martin, RENOVO CRETE specializes in high-performance decorative and technical flooring systems for residential, commercial, and industrial applications. The company assists homeowners, architects, contractors, developers, and facility managers with interior and exterior construction, renovation, and improvement projects. Its ambition is to deliver solutions that meet clients' aesthetic expectations while addressing the specific technical requirements of each space. From the floors of a contemporary villa to those of a restaurant, hotel, or warehouse, requirements vary considerably. This is why RENOVO CRETE takes a personalized approach, based on evaluating the existing substrate, intended use, project constraints, and desired finish.

ELITE CRETE SYSTEMS: A TRUSTED INDUSTRY PARTNER

To support its range of services, RENOVO CRETE works in partnership with Elite Crete Systems, an American manufacturer recognized for its diverse range of decorative and industrial flooring solutions. This partnership enables RENOVO CRETE to offer specialized systems and finishes suited to a wide variety of applications. Available options include epoxy resin flooring, metallic finishes, quartz flooring systems, decorative concrete, natural stone effects, and technical flooring solutions for commercial and industrial environments. This versatility allows each project to be evaluated according to its specific needs, rather than applying the same flooring solution to every space.

FLOORING SOLUTIONS THAT TRANSFORM AND ENHANCE SPACES

For homeowners, RENOVO CRETE offers decorative flooring solutions designed to personalize interiors, terraces, balconies, pool decks, garages, and other living spaces. Natural stone effects, contemporary concrete finishes, textured decorative surfaces, and distinctive visual designs provide opportunities to give every property its own unique character. For commercial and hospitality clients, the company supports renovation and improvement projects involving restaurants, retail stores, hotels, offices, and public-access facilities. The objective is to balance visual appeal, everyday functionality, maintenance requirements, and the operational demands of each business. For technical and industrial environments, RENOVO CRETE provides flooring solutions selected according to anticipated conditions, including traffic, abrasion, cleaning requirements, and mechanical or chemical exposure, where supported by the specified system. Each environment requires careful selection of materials, substrate preparation methods, and appropriate finishes.

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SMARTER RENOVATION WITHOUT NECESSARILY STARTING FROM SCRATCH

In Saint-Martin, where buildings are exposed to heat, humidity, UV radiation, and tropical weather conditions, selecting a flooring system involves much more than appearance. Durability, adhesion, safety, ease of maintenance, and compatibility with the existing substrate are essential considerations. Certain flooring systems also make it possible to renovate existing surfaces without complete demolition, provided a proper assessment confirms that the substrate is suitable and compatible. This approach can help reduce extensive construction work, waste, and certain operational disruptions.

EPOXY RESIN FOR FURNITURE AND DECORATIVE SURFACES

Beyond flooring systems, RENOVO CRETE also offers expertise in creating and renovating tables, countertops, and decorative surfaces using epoxy resin. Marble-inspired effects, metallic finishes, transparent designs, and custom compositions can transform ordinary furniture into distinctive decorative features. This service is particularly appealing to residences, restaurants, bars, retail businesses, and hospitality establishments looking to strengthen their visual identity. Professional Training Programs Coming Soon RENOVO CRETE also aims to contribute to skills development and the advancement of specialized trades throughout the region. The company is preparing practical training programs for professionals interested in learning or further developing their skills in the application of decorative and technical flooring systems. This initiative forms part of a broader long-term vision – strengthening local expertise, supporting the professional development of flooring applicators, and contributing to the evolution of the renovation industry in Saint-Martin and across the Caribbean.

HAVE A PROJECT? RENOVO CRETE IS HERE TO HELP

Are you looking to modernize your villa, renovate a terrace, transform a garage, upgrade a commercial space, or find a technical flooring solution for an industrial facility? Before replacing your existing floor, discover what may be possible through renovation. RENOVO CRETE supports you throughout the initial project assessment, evaluation of technical constraints, and selection of a solution aligned with your aesthetic, functional, and budgetary objectives. Contact RENOVO CRETE today. Send us your photos, architectural plans, or details about your existing surface to begin an initial project assessment.

Transform your floors; enhance your spaces at RENOVO CRETE.

Beyond paint: Protecting St. Maarten's properties with the right coating solutions ~ ISLAND PAINTS ~

From decorative finishes to specialized waterproofing and industrial protection, Island Paints B.V. provides quality coating products and professional services designed for lasting performance. In St. Maarten, intense sunlight, salt-laden air, humidity, and heavy rainfall can take a toll on residential, commercial, and industrial properties.

Choosing the right coating and applying it correctly helps protect buildings, extend surface life, and preserve their appearance. Island Paints B.V. goes beyond selling paint, offering architectural, protective, and specialty coatings alongside professional application services and product guidance tailored to each project.

MORE THAN COLOUR: QUALITY COATINGS THAT LAST

Not all paints are designed for the same conditions. Interior walls, exterior facades, concrete floors, metal structures, and rooftops require products with specific performance characteristics.

Island Paints B.V. offers products from established manufacturers, including PPG Paints. Its selection includes PPG Sunproof, Speedhide, Pure Performance, and Breakthrough, alongside primers, sealers, enamels, and specialized coatings for residential, commercial, and institutional applications. Low-VOC options are also available for projects where reduced emissions and indoor air quality are priorities.

WATERPROOFING: PROTECTION AGAINST THE ELEMENTS

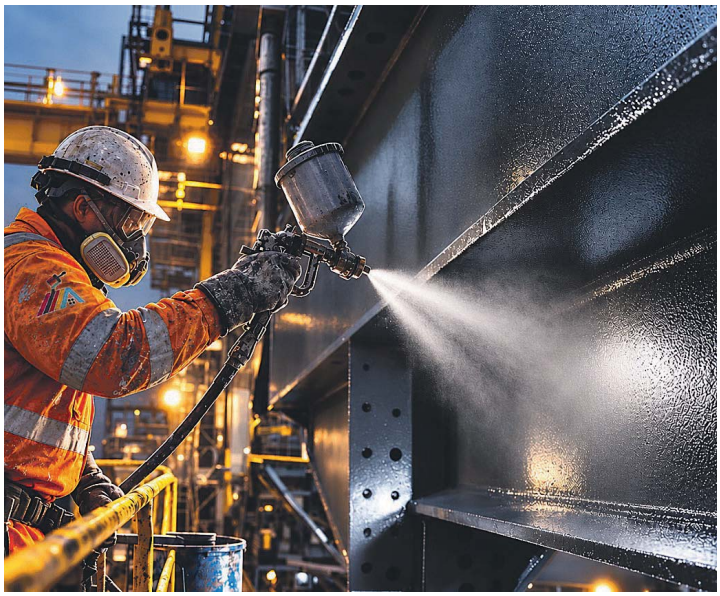
Water intrusion is a common and costly challenge in the Caribbean. Roof deterioration, cracks, and moisture penetration can cause peeling paint, damaged ceilings, and concrete deterioration.

Island Paints B.V. supplies specialized waterproofing systems, including Acrylabs roof waterproofing products with reinforcing fabric and elastomeric coatings, as well as Masterflex Dry Roof and other solutions for different project requirements.

The company also provides roof preparation and waterproofing application services, helping property owners select suitable systems for their needs. Addressing moisture problems early can help prevent extensive damage and costly repairs.

SPECIALIZED COATINGS FOR DEMANDING ENVIRONMENTS

Commercial facilities, warehouses, parking areas, and industrial installations often require coatings that resist corrosion, abrasion, moisture, and chemical exposure.



Island Paints B.V. offers protective and marine coatings, including specialized primers, epoxy systems, and finishes for metal and concrete. Its flooring selection includes PPG Flooring 610 and 912 for suitable commercial and industrial applications.

The company also offers intumescent coatings for specified structural steel fire-protection systems, where correct product selection, surface preparation, and installation are essential.

PROFESSIONAL APPLICATION MAKES THE DIFFERENCE

Even premium coatings can fail prematurely if surfaces are poorly prepared. Island Paints B.V. emphasizes proper assessment and preparation, which may include pressure washing, removing deteriorated coatings, repairing cracks, treating corroded metal, and applying appropriate primers.

Its professional services include interior and exterior residential painting, commercial and institutional repainting, roof waterproofing, concrete and masonry coating, steel preparation and corrosion protection, specialized floor coatings, and property maintenance. From small renovations to larger commercial projects, the company works with homeowners, contractors, and facility managers to develop practical solutions suited to each surface.

SUPPORTING CONTRACTORS & PROPERTY OWNERS

Island Paints B.V. assists customers with product recommendations, coating-system guidance, coverage estimates, and specialized material selection. When products are not readily available, the company can explore special-order options and alternatives through its suppliers.

Homeowners undertaking DIY projects can also receive practical advice and find essential painting supplies, including brushes, rollers, trays, surface-preparation materials, and accessories.

INVESTING IN LONG-TERM PROTECTION

In St. Maarten's demanding climate, maintenance is an investment. The lowest initial material cost does not always provide the best long-term value. Selecting suitable products, preparing surfaces correctly, and following manufacturer recommendations can help reduce premature coating failure and extend maintenance intervals.

Island Paints B.V. encourages customers to consider the complete coating system, from surface preparation and priming to the final protective finish. A beautiful finish creates the first impression; the right coating system helps preserve it.

YOUR PARTNER IN PAINT & PROTECTIVE COATINGS

Whether refreshing a home, restoring an exterior, waterproofing a roof, or protecting a commercial facility, Island Paints B.V. provides products, expertise, and professional application services to help property owners protect their investments.

ISLAND PAINTS B.V. - PAINTS TRUSTED BY PROFESSIONALS

Visit #115 A.T. Illidge Road, attached to the Sol Gas Station Building, Madame Estate, Sint Maarten. For inquiries, call +1 (721) 544-1800, email info@islandpaintsbv.com, or visit www.islandpaintsbv.com

Turning living spaces into places of dreams: The Kitchen Factory

~ Custom-designed kitchens, bathrooms and living spaces, crafted in Italy ~

A beautiful home begins with a vision. At The Kitchen Factory, that vision becomes reality through custom-designed interiors that combine Italian craftsmanship, thoughtful design and the relaxed elegance of island living. Based in Cole Bay, The Kitchen Factory specialises in designing and installing kitchens, outdoor kitchens, bathrooms, dressing rooms and living spaces for homes and villas across Saint-Martin, Sint Maarten and Saint-Barthélemy.

DESIGNED AROUND YOUR LIFESTYLE

Every home is unique, and every project reflects the people who live in it. The Kitchen Factory creates personalised interiors that complement each property's architecture, natural light, dimensions and individual character. The aim is to make everyday living more comfortable, practical and beautiful, with carefully considered details that bring each space together.

Kitchens are designed to be both functional and inviting, with intelligently planned worktops, integrated appliances, made-to-measure storage and premium finishes. Whether the vision is a contemporary kitchen for family life or a sophisticated space for entertaining, every element is selected to combine style and practicality.

Outdoor kitchens extend this philosophy beyond the home, creating welcoming spaces for enjoying the island's outdoor lifestyle. From preparing meals to hosting friends and family, these areas are designed to make the most of the Caribbean setting.

Bathrooms become personal retreats, with elegant vanities, walk-in showers, double basins and carefully selected materials. Dressing rooms, libraries, TV units, laundry rooms and home offices complete the offering, bringing organisation, comfort and a sense of harmony to every corner of the home.

FROM THE FIRST IDEA TO THE FINAL INSTALLATION

The journey begins at The Kitchen Factory's Cole Bay showroom, where clients can explore ideas, discuss their requirements and discover materials and finishes. Through personalised consultations and detailed 3D designs, each project takes shape before production begins, helping clients visualise their future interior and make informed design decisions.

Once the design is finalised, the furniture is crafted in Italy by specialist partners, combining considered design with Italian manufacturing expertise. Materials and finishes are selected with the island's tropical climate and everyday demands in mind. The local team then manages the installation, ensuring the different elements come together as planned.

With a single point of contact throughout the process, clients benefit from a coordinated experience, from the initial conversation through to the completed space.

QUALITY AND PEACE OF MIND

Long-lasting quality is central to The Kitchen Factory's approach. Alongside considered design and expert craftsmanship, the company offers warranties across its furniture, equipment and selected materials, providing additional reassurance for homeowners investing in their interiors.

Furniture is covered by a seven-year warranty, while hinges and drawer slides benefit from coverage of up to 20 years. Special countertops, including quartz, granite and ceramic, carry a ten-year warranty. Kitchen appliances, as well as kitchen and bathroom fixtures, are covered by two-year warranties, with additional coverage available for selected sinks and accessories. Sales associates are more than happy to give you all the warranty information at the time of your personalized quote-request or purchase.

Whether renovating a villa, creating a dream kitchen, upgrading an outdoor entertaining area or reimagining an entire interior, The Kitchen Factory brings together personalisation, functionality and Italian craftsmanship to create spaces designed around the way people live.

THE KITCHEN FACTORY - WE DESIGN YOUR DREAMS!

Contact: Royal Palm Drive #3, Cole Bay | Tel. +590 690 94 85 74 | contact@thekitchenfactory-sxm.com | Website: thekitchenfactory-sxm.com | Instagram: @thekitchenfactorysxm | Opening hours: Monday - Friday, 9:00am - 5:00pm.

SHOWROOM OPEN

THE KITCHEN FACTORY

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www.thekitchenfactory-sxm.com

https://www.instagram.com/thekitchenfactorysxm

the kitchen factory

Giving old pieces a new life

~ Upcycling Furniture ~

Have you noticed how the price of furniture keeps rising, while the physical weight, durability and quality of some pieces seem to be going in the opposite direction? While modern, sleek furniture and the latest interior design trends are appealing, there is something special about the classic wooden furniture many of us grew up with – the sturdy dining chairs, solid side tables and heavy cabinets that lasted for years. Instead of discarding these pieces, why not give them a second life? Upcycling furniture is a practical, creative and budget-friendly way to refresh your living space without always having to buy something new.

START WITH A SIMPLE REPAIR

Before throwing away that old wooden chair because it wobbles, take a closer look. A few tightened or replacement screws may be all it needs. Loose joints can sometimes be repaired with wood glue, while minor scratches and dents can be sanded and refinished. A little maintenance can extend the life of furniture that might otherwise end up in the rubbish. For more tired-looking pieces, consider sanding away chipped paint or an outdated finish before applying a fresh coat. Even a heavy, dark-brown wooden sideboard can become a stylish statement piece with the right treatment.

COLOURS THAT BRING OLD FURNITURE INTO THE PRESENT

Traditional cherry, oak and dark-brown finishes may not suit every modern interior, but the furniture itself can still have plenty of character. The key is choosing colours that complement your space. Soft whites, warm creams, light greys and greige (a blend of grey and beige) create a clean, neutral look that works beautifully in apartments, rental properties and smaller Caribbean homes. Sage green and muted olive add a natural, relaxed feel, while navy blue or charcoal can give a sturdy cabinet or dresser a sophisticated, contemporary finish.

For a dorm room or a rental, try painting an old bedside table white or pale grey, replacing its handles and adding a simple lamp. A dated chest of drawers can be transformed with matte black handles and a fresh neutral finish. Remember to prepare the surface properly and choose a suitable primer and paint for a lasting result.

GIVE SEAT CUSHIONS A FRESH, NEW LOOK

Sometimes, all an old chair needs is a new seat covering. If the wooden frame is still in good condition but the cushion looks worn, faded or outdated, reupholstering it can be as simple as choosing a new fabric and using a staple gun. Remove the seat from the chair, take off the old fabric if necessary, and use it as a guide to cut the new material to size. Pull the fabric firmly over the cushion, fold the edges neatly underneath and secure it with staples. Then reattach the seat to the chair. Choose a fabric colour or pattern that complements your newly painted furniture for a coordinated, updated look.

For outdoor chairs, choose a weather-resistant fabric designed to withstand moisture, sunlight and fading. Vinyl or other suitable outdoor upholstery materials are practical options, particularly in the Caribbean, where humidity, strong sunshine and sudden showers can quickly wear out ordinary fabrics. If the chairs are exposed to the elements, remember that even weather-resistant materials will last longer when the furniture is protected from prolonged rain and direct sunlight when possible.

THINK BEYOND THE ORIGINAL PURPOSE

Upcycling is not limited to repairs and repainting. An antique wooden chair can become an artistic wall-mounted shelf, displaying small plants, books or decorative pieces, provided it is securely mounted and suitable for the load. Wooden crates can become storage units or bedside tables. A tired dining table might become a desk or craft station with a little sanding and refinishing. In the Caribbean, where humidity, salt air and seasonal weather can affect furniture, it is important to use suitable protective finishes and keep wooden pieces dry and well maintained. For outdoor furniture, select products specifically designed for exterior use.

Upcycling allows us to save money, reduce waste and preserve the character of well-made furniture. It also gives our homes a more personal touch, blending old and new in ways that mass-produced pieces sometimes cannot. Before you throw that old chair, table or cabinet away, pause and imagine what it could become. With a few repairs, a fresh colour and a little creativity, yesterday's furniture could be tomorrow's favourite piece.

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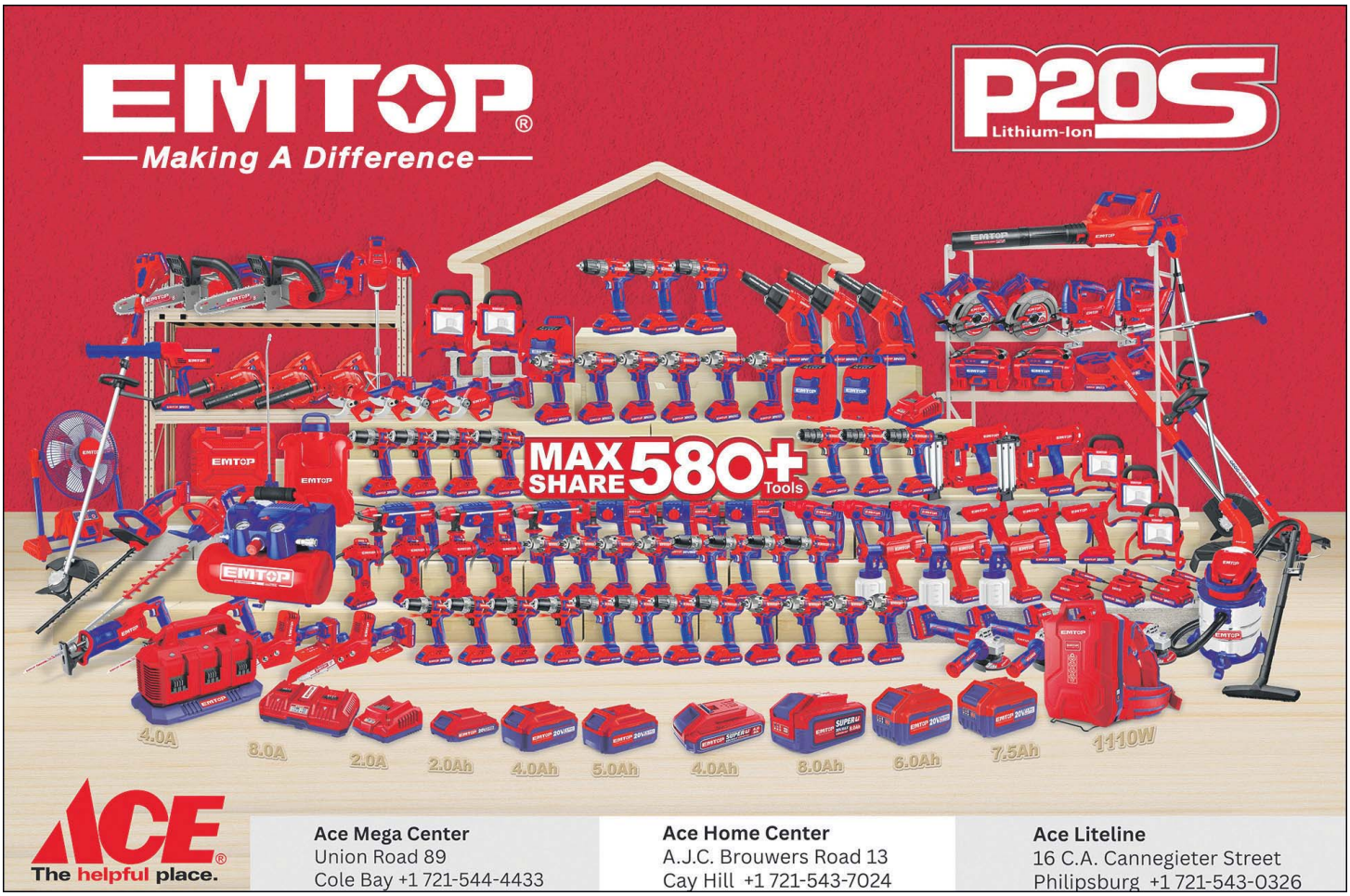
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