



**Ritika Nanwani**  
Broker / Owner

Office: (721) 545-5700  
Mobile: (721) 526-1819  
Mobile: (721) 545-5800  
info@c21sxm.com  
https://century21stmaarten.com

CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

## Fixer Upper Simpson Bay Beach Villa For Sale

**SXA# 369**

Simpson Bay Sint Maarten

**MLS# 1153897**

Single Family Homes

**3,000,000**



**SXA#:** 369

**District/Area:** Simpson Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 4

**Baths:** 4½

**Living Space:** 1 m<sup>2</sup>

**Land Area:** 300 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Outdoor Features**

Beach

**Distinctive Features**

Electronic Gate

**Parking - Type**

Outdoor Parking

**Location Features**

Water Access

Water front

**Yard / Landscaping**

Terrace

### Remarks

Beach Villa On Simpson Bay Beach For Sale

Century21 presents a four-bedroom beach property directly on Simpson Bay beach with a large beach frontage.

The villa has four bedrooms in total and the interior living space is in good condition. The exterior needs some repair.

You also have an additional 300 square meters of undeveloped beachfront land attached to this property.

Beach Villa In Simpson Bay

This is a two-level four-bedroom beach property in Beacon Hill, St Maarten.

The villa is on a corner lot; giving you even better views and more privacy!

An additional 300 square meters of beachfront land is available adjacent to this property. A developer

could potential develop this site into multiple apartments.

Entrance via electric gates with a yard space to park 2 to 3 cars. You also have a covered garage for 1 car. On the ground level, you have three bedrooms; all facing the ocean with access to a shared walk-out terrace right on the beach.

The terrace offers beautiful arches and you can access the beach from here privately.

As you go up the recently tiled staircase; you notice those incredible views straight away!

Upper-level has an excellent floor plan. You are greeted by a large open-plan living space with large kitchen, oceanfront dining area, modern lounge and spacious master bedroom suite.

The best part is the wrap-around terrace that even has a dipping pool while you enjoy the sunsets.

From the upper-level terrace; you have 360-degree views!

This particular part of Simpson Bay is incredible; so you have the location advantage as well.

#### Incredible Design

Designed over two levels with multiple covered terraces and roof-top viewpoints for your pleasure. The exterior and interior need some cosmetic refurbishment. 100% concrete structure.

As you walk into the top floor you have an immense living-dining area with those totally crazy-oceans-views and a master bedroom that makes me fall in love again! Both the living area and bedroom are wrapped by a large semi-open terrace giving you some of the best views in the Caribbean. During high tide you get water just a 2-3 meters away from the house.

‘This is how you see it in dreams’.

Come have a look at this gorgeous right-on-the-beach villa with 4 bedrooms and beach views that are the BEST in St Maarten. Honestly, this is the only property of this size on the nearby Beach . You are getting a gorgeous gem in the form of a St Maarten beach villa.