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

## New Waterfront Cupecoy Villa For Sale

**SXA# 3336**

Cupecoy 📍 Sint Maarten

**MLS# 1154087**

Single Family Homes

**3,300,000**



**SXA#:** 3336

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Water View

**Beds:** 7

**Baths:** 6.0

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

**Land Area:** 3,030 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Outdoor Features

Garden

#### Appliances

Refrigerator  
Microwave  
Oven

#### Parking - Type

Outdoor Parking

#### Yard / Landscaping

Yard

#### Swimming Pool

Infinity Pool

#### Distinctive Features

Gated Community  
Hot Tub / Jacuzzi  
Guest House

#### Window Style

Hurricane Shutters

### Remarks

A Waterfront Villa Estate In Cupecoy

Incredible luxury waterfront estate in Cupecoy with direct access to Simpson Bay lagoon and just recently renovated to offer a modern seamless living experience. Consisting of a five-bedroom villa and two-bedroom cottage, large secure manicured gardens, a private pool, and a steam room.

Boat lovers will be pleased that there is a large boat dock on the shores of the lagoon with a ready channel to take advantage of.

Land size: 3030 m2

Villa Ground Floor size: 233 m2

Villa Upper Floor size: 42 m2

Outdoor terraces and porch size: 115 m2

Cottage ground floor size: 95 m2

Cottage upper floor size: Fl: 95 m2

Cottage outdoor terrace: 12 m2

#### Cupecoy Waterfront Villa For Sale

In this location in Cupecoy right on the water, this is the price of the land alone. With virtually no restrictions, this property will always appreciate. Perfect for anyone who is looking for a property with access to water rights.

Perfect for a large family home or for a developer to create a marina community. You are gifted with a wealth of options when it comes to this estate in Cupecoy.

#### 5 Bedroom Villa

A beautiful, colonial-era style, family home for sale. This Cupecoy Villa is a luxury villa estate located in the exclusive neighborhood of Cupecoy and consists of a main house, guesthouse and caretaker apartment. Set on a 2285 M2 lot it is, situated directly on the Simpson Bay Lagoon with gorgeous views of Porto Cupecoy and Terres Basses. A traditional rock wall with an ornate wrought iron gate encloses the property. In addition, a grand brick driveway leads up to the house surrounded on both sides by green lawns, flowering Bougainvillea, Hibiscus and palm trees.

The main villa has five spacious bedrooms. A grand foyer opens onto the living room, formal dining room and covered patio. The kitchen, with both a breakfast nook and an informal dining area, overlooks the driveway and lawns. The split-level pool deck has an infinity swimming pool on the upper level and a similarly styled Jacuzzi pool on the lower level. Both overlook the lagoon and are surrounded by a vibrant tropical garden.

There is a detached double garage above which is a two-bedroom apartment with a full bath and kitchenette. Also attached to the back of the garage is Caretaker's apartment. These two extra units are great for hosting in-home guests or leased out as income-generating units.

#### Large Boat Dock

Boat lovers will be pleased that there is a possibility to build a large boat dock on the shores of the lagoon with a ready channel to take advantage of.

For a boating enthusiast; you have the option to create multiple docks.

#### Waterfront Estate Features:

Family estate featuring a large house and cottage on premises.

5 Bedrooms (Main House)

5 Bathrooms (Main House including poolside bathroom)

2 Bedroom cottage, is designed on two-levels and is surprisingly spacious.

Landscaped grounds with rare flat lawn and tropical gardens

Tiled infinity style pool

Tiled Infinity style Jacuzzi Pool

Courtyard

2 Bedroom Guest Apartment

1 Bedroom Caretaker Apartment

Fully Walled & Gated  
Wheel Chair Accessible  
Hurricane Shutters

PROPERTY FEATURES

GATED

GUEST APARTMENT

HOME APPLIANCES

HURRICANE SHUTTERS

INFINITY POOL

JACUZZI

LAGOON VIEWS

PANTRY

PARKING

SWIMMING POOL

TROPICAL GARDEN

YARD