



**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

**\*OFFMARKET\* 4 Bedroom Belair Villa For Sale \*OFFMARKET\***  
Belair 📍 Sint Maarten **MLS# 1148285**

Single Family Homes

**1**



**District/Area:** Belair  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Ocean View  
**Beds:** 4  
**Baths:** 3.0  
**Living Space:** 1 m<sup>2</sup>  
**Land Area:** 1 m<sup>2</sup>  
**Class:** Residential

**Features and Amenities**

**Security**

Security Gate

**Patio - Deck - Porch**

Covered Patio

**Laundry**

Laundry Room

**Swimming Pool**

On-Site Pool

**Beach Access**

Near Beach

**Remarks**

**four bedroom belair villa for sale**

I present to you an immaculate four-bedroom villa in Belair, St Maarten. Picturesque ocean views, with lush green mountains and natural pond, offer some of the best views in St Maarten.

The villa is built to withstand anything. 100% concrete structure and roof. Even the roof gutters are made of concrete and recessed to provide additional strength to the roof. According to me this property in Belair can survive anything!

This well-loved Belair home is designed on two levels. The lower level holds a large studio, parking, and a covered garage. The upper floor with the best views offers you three bedrooms, kitchen, living and two bathrooms. The huge terrace on the upper level offers a private circular swimming pool with a pool lounge and gardens. Designed to entertain!

This large impressive villa in Belair St Maarten stands on 707 square meters of prime land within the upscale community of Belair.

## belair hill and vicinity

The parcel of land is situated in the hillside on Camel Drive in the district of Little Bay at Belair. On this parcel of land is a two-story dwelling house with an apartment. The neighborhood consists of residential dwellings with nearby beach, commercial, primary and secondary schools, hospital, firefighter buildings all within less than a half-mile away.

## upper floor of belair villa

The upper floor of this home is accessed via a wide staircase. As you arrive up the stairs you will be grateful to see endless ocean views everywhere you look. A very wide-angle view gives you oceans of St Maarten, Saba island, freshwater pond, green mountains and city views. It really is incredible!

Kitchen area  
Dining area  
Living area (octagon shape)  
Master bedroom with bathroom and walk-in closet  
Two bedrooms  
Two bathrooms  
Laundry room  
Back porch  
Wrap-around front porch  
Pool  
Garden area

## lower floor of belair villa

As you enter the large iron gates, you are welcomed by a flat concrete parking area giving you 3 to 5 car parking spaces. The large studio apartment is accessed separately via a front door located near the car park. The apartment has its own private car parking space if required. There is a covered garage that can be used to extend the apartment if required.

One bedroom apartment with one bathroom, kitchen, dining and living area  
Storage area  
Car port  
Cistern under the car port

## belair villa construction quality

The construction consists of a concrete structure, concrete ring beams, a concrete / block work. The roof consists of exposed wooden roofing rafters with t.1.11 plywood sheets and is covered with concrete on top.

The walls are plastered and painted. All floors are tiled with ceramic tiles. The walls in some of the bathrooms and kitchens are partially tiled with ceramic tiles. One of the bathrooms has a glass block partition shower wall. The wooden cabinets in both kitchens have a laminated wooden countertop. The kitchen on the main floor has built-in light fixtures. Part of the front porch has a concrete balustrade. Also, the front porch has circular columns offering a nice design feature.

Excellent quality of construction all round.

