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

# The Cliff " A 5 Bedroom Cupecoy Beachfront Penthouse For Sale

**SXA# 939**

Cupecoy Sint Maarten

**MLS# 1154243**

Single Family Homes

**3,000,000**



**SXA#:** 939

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 5

**Baths:** 6.0

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

**Land Area:** 634 m<sup>2</sup>

**Class:** Residential

## Features and Amenities

### Condition

Unfinished

### Air Conditioning

Air Conditioning

### Rooms

Home Office

### Available Services

Concierge

### Parking - Spots

Ample Parking

### Beach Access

Near Beach

### Distinctive Features

Balcony

### Bathroom

Ensuite Bathroom

### Security

24-Hour Security

### Yard / Landscaping

Patio

### Location Features

Water front

### Accessibility

Elevator

## Remarks

The Cliff Beachfront Penthouse

Penthouse at The Cliff

The modern five-bedroom penthouse occupies 634 square meters on floor nine and ten of The Cliff St Maarten. This is a duplex penthouse with the entrance showcasing ocean views via large glass doors leading to the immense private terrace. The overall architecture offers bright natural light and plenty of open spaces with contemporary accents.

I love the floor plan and flow of this penthouse at The Cliff SXM. On the first level, you have a large ocean-

facing living room plus terrace, smaller family room, ensuite guest bedroom, dining room with kitchen and outdoor terrace, small office, multiple pantries and even a maids room. On the upper level of the beachfront penthouse, you will find your master bedroom, two additional guest suites each with their own closets, bathrooms and views!

An architectural masterpiece!

Entertainment area

This penthouse is designed to WOW!

The feature living room with curved floor to ceiling glass windows is designed to impress and entertain! An open-plan design incorporating the kitchen and dining area together with a large private terrace facing the beach! The internal space in the living room measures 8 meters by 7 meters plus an additional curved glass area of 4 meters by 4.75 meters. This gives the living area a total square meterage of 75 square meters!

I love the outdoor terrace connected to the living room. It's a unique space with plenty of shade and equal parts of sun and fun! Of course the endless ocean views are to die for and sunsets here can become addictive! A great place to just hang out! This terrace measures 5.3 meters by 3.45 meters plus an additional 10 meters by 2.5m terrace that connects to the family room.

The modern kitchen and dining room are accompanied by an outdoor dining terrace. The large kitchen measures 5.5 meters by 4 meters plus a dining room that measures 5 meters by 3.5 meters. The outdoor terrace is approximately 2.5 meters by 3.8 meters.

Family area

The cosy family room located on the far corner of the penthouse shares the huge terrace with the living room and offer the same stunning ocean views. This particular location offers killer sunset views!

Did you know this room was designed for an excellent audiovisual experience! Your cinematic experience is covered! The attention to detail is visible everywhere. The family room measures 4m by 6m plus a TV room that measures 4 meters by 5 meters; giving you a total area of 44 square meters and two large doors that lead to a terrace measuring 7.6 meters by 2.5 meters.

A small open office has been allocated by dividing the family room and can be easily be made part of a large open family room once the partition is removed.

There is a guest bedroom suite with a private bathroom and terrace on this level. The guest suite measures 3.4 meters by 5 meters plus a large outdoor terrace.

Finally, on the first level, you have two large pantries that lead further into an additional bedroom allocated as a maid's room which includes a bathroom suite and private terrace.

Level Two - The Bedrooms

This is the largest master suite I have seen in St Maarten penthouses! Particularly one that is so impressive with a curved private terrace that is showcasing infinite ocean views via Cupecoy beach.

The sleeping area measures approximately 5 meters by 5 meters plus a huge walk-in closet and full-width (5 meters) bathroom in addition to the 3.7 meters by 4.2 meters of terrace space.

Additional two guest suites (5 meters by 4 meters approx) on this level each have magnificent ocean views, large walk-in closets and spacious private bathrooms. Plenty of storage space and a laundry room complete this multi-level beachfront penthouse floor plan.

With The Cliff condominium property, a legacy has been created that is unsurpassed by no other condo

development in St Maarten. From the moment I drove up and announced my arrival via the intercom and the large secure gates automatically opened up, I knew this is going to be special. The Cliff is designed to impress and it does this from the moment you enter the impressive gates!

Built by the infamous Huma team led by the Developer; Frederic Legoubey; The Cliff is the ultimate luxury destination for vacation rentals.

There is no other residential development in St Maarten that provides the luxury factor The Cliff offers. You will be in awe!

#### Neighbourhood

5 minutes from Princess Juliana International Airport and is conveniently located, just moments away, to the French border. Nearby in Maho, you will find watersports, French bakeries, banks, drug stores, grocery stores, gyms, hairdressing salons, ice-cream parlours, massage centres, theatres, restaurants/bars, duty-free shopping, casinos and night entertainment. Everything within a few minutes drive.