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

# Spectacular Guana Bay Beach Villa For Sale

SXA# 900

Guana Bay Sint Maarten

MLS# 1148964

Single Family Homes

4,650,000



**SXA#:** 900  
**District/Area:** Guana Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Ocean View  
**Beds:** 10  
**Baths:** 11.0  
**Living Space:** 1 m<sup>2</sup>  
**Land Area:** 1 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

**Appliances**

Refrigerator  
Microwave  
Oven

**Yard / Landscaping**

Garden  
Terrace

**Distinctive Features**

Gated Community

**Exterior - Misc**

BBQ

**Parking - Spots**

Ample Parking

**Patio - Deck - Porch**

Balcony

**Location Features**

Water front

**Beach Access**

Beach Access

**Rooms**

Laundry Room

**Available Services**

Outdoor pool

## Remarks

Casa Guana Bay 10 Bedroom Beach Villa For Sale Price reduced from USD \$ 6,300,000

Lovingly built; this beach villa in Guana Bay offers an incredible vibe with St Maarten's sunrise views towards St Barths offering an unforgettable life every day!

Guana Bay is Sint Maarten's most upscale beach location with only large single-family villas within the estate.

The most secluded beach with very private surroundings.

Immaculately maintained and ready to move in.

### Guana Bay Villa For Sale

An immense property owned by one of St Maarten's best Property Developer who currently operates the villa as a vacation rental property with an earning potential of \$ 20000 per week!

There is land behind the beach villa reserved for a tennis court or additional gardens. Furthermore, you have the ability to add two more suites to make this into a 12-bedroom beach villa!

The beach property is built over three spectacular levels and is 100% concrete construction.

7 bedrooms are part of the main house which takes over the ground floor and upper level

3 bedrooms are part of the guest house which is in the lower ground floor.

Additional space to add two suites.

Plenty of additional land for tennis court or gardens

Beachfront access with direct access to white Caribbean sands

Two private pools

Spacious living area with a grand entrance with ocean views

Huge kitchen and dining under bright natural light

### Guana Bay Beach Villa

This is the ultimate new beach villa in Guana Bay, St Maarten. Private Guana Bay villa with 7 spacious bedrooms in the main villa and 3 in the basement. Designed with modern elements and luxurious detail.

This St Maarten beach villa offers:

The best beach and ocean views in St Maarten.

Incredible sunrise views.

Fresh Caribbean breeze.

Large spacious bedrooms all ensuite and most offering ocean views.

Amazing outdoor space with a covered terrace, two pools and a lounge for family and friends.

Directly on the white sandy beach of Sint Maarten.

Fully walled and gated property.

Land available for a tennis court and wellness centre behind the villa.

Parking for up to 6 cars and possible to add more parking.

Peaceful surroundings, incredible panoramic views of both the Dutch and the French side right at the border at Oyster Bay, quiet relaxing indoor/outdoor entertainment experience, and easy access to the best the island has to offer. Offering the natural beauty of St Maarten while being just minutes to everything you need in Oyster Bay marina. Perfect villa for the best vacation in St Maarten.

This structural masterpiece, perched high overlooking Oyster Bay, has some of the best views in Guana Bay and features 7 bedrooms, 7 full baths. It has just been completely remodeled with all new modern furnishings inside and out, modish ceramic flooring and carpet throughout, fresh paint, upgraded WIFI, luxurious theater-like seating, and epic cinematic viewing with a large screen TV.

The beach villa is gated and secure with parking that can easily fit 6 cars. From the French window in the living room, you can access the magnificent outdoor landscaping and lighting that makes nighttime outdoor living as enjoyable as daytime. The outdoor living features 2 BBQ grills with cozy outdoor lounge seating that can easily accommodate 16 people, comfortable cushioned sunchairs, and a comfy couples' area for morning coffee/evening wine. What's more, there is also a large pool on the patio with stunning views of the shimmering Atlantic ocean and the sunsets that will beat any you've ever seen

The Guana Bay villa's entry opens to the main floor with fantastic marina views, a large living room, dining area with seating for 10, and what's more, the whole house features a calming, atmospheric LED lighting system when you're in the mood for some colored lights. The spacious kitchen is equipped with professional-grade stainless steel appliances, including a coffee machine, toaster, ovens, freezer and refrigerator, microwave, plenty of cookware, serving platters, plates, dishes, and glassware.

The living space settings upstairs duplicate the lower pool level but with an opening to a balcony with lounge seating to enjoy the unbeatable ocean and sunset views, so you don't have to worry about limited living space.

There are four master bedrooms upstairs and four bedrooms on the main entry floor, each with a king-size bed, spectacular views, a large en suite bathroom with a walk-in shower, double sinks, and plenty of closet space. You will also find the spacious full laundry room with a washer and dryer on the main villa.

#### Perfect Location

You're just a 10-min walk from Oyster Bay marina, while the capital on the Dutch side - Philipsburg, where various shops, restaurants, morning markets, and galleries gather, is just an 8 minutes drive away. The international airport of Princess Juliana (SXM) is also only 30-minutes away. In the opposite direction, you are a 15-minute drive to Orient Bay for an enjoyable day at the beach with a glass of margarita.

#### PROPERTY FEATURES

BEACH VIEW

GATED

OCEAN VIEW

SWIMMING POOL

TROPICAL GARDEN

WATERFRONT VIEW