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

## Cocos Simpson Bay Beachfront Condo

**SXA# 1156**

Simpson Bay 📍 Sint Maarten

**MLS# 1145010**

Condos/Apartments

**875,000**



**SXA#:** 1156

**District/Area:** Simpson Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Beach Front

**Beds:** 2

**Baths:** 2.0

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

**Class:** Residential

### Features and Amenities

**Furnished**

Fully Furnished

**Beach Access**

Near Beach  
Beach Access  
Private Beach Access

**Swimming Pool**

Inground Pool

### Remarks

coco's beachfront condo right on the secluded white sandy beaches of simpson bay. the unit, located in cocos beach club, is a 2 bedroom, 2 bathroom condo. it has coral stone tiles throughout and unobstructed views of the caribbean sea and saba. an open floor plan common living area offers a fully equipped kitchen, dining area and spacious living room with balcony access. the kitchen is modern and equipped with stainless steel appliances and breakfast bar. the two bedrooms are both spacious with en suite baths. both bathrooms are coral tiled with glassed enclosed shower stalls.

coco's beach club is a luxury mixed resort - residential, 18 unit, complex situated directly on simpson bay beach. residents enjoy gated access, 24-hour security and a shared pool set in a lovely tropical garden setting. cocos beach club is also only a short distance from banks, drugstores, supermarkets, restaurants, water sports, nightlife and more. it is about a 15 minutes drive to philipsburg and marigot, the capitals of st. maarten and st. martin, and only a few minutes away from maho and it's great nightlife.

# short term income analysis for coco's beachfront condominiums in simpson bay:

**the weekly rates below are obtained from a similar property in coco's beach club.**

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High Season: Jan 06 - Apr 14, 2020 & 2021

2BR USD 2900 per week

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Low Season: Apr 15 - Dec 14, 2020 & 2021

2BR USD 1900 per week

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Holiday Season: Dec 15 - Jan 05, 2021

2BR USD 3500 per week (2 wk min)

## **gross income:**

13 weeks at usd2900 each week = usd 37700

3 weeks at usd3500 each week = usd 10500

26 weeks at usd1900 each week = usd 49400

total income: usd 97600 per annum

with a high occupancy rate of 90% in simpson bay, due to lack of hotels, your gross income is approximately usd 87840

## **summary:**

purchase price: usd 675,000

gross income per annum: usd 87840