



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

Cupecoy Apartment Building - Cote D Azur Marina

SXA# 1166 Cupecoy Sint Maarten **MLS# 1145063**

Condos/Apartments **1,650,000**



SXA#: 1166
District/Area: Cupecoy
Region/Country: Sint Maarten
Available: At Closing
Prop.Type: Condos/Apartments
Prop.View: Ocean View
Beds: 7
Baths: 7.0
Living Space: 1 m²
Listing Class: Resale
Class: Residential

Features and Amenities

Condition

Renovations Needed
A Fixer-Upper

Parking - Type

Driveway

Boat Access

Boat Access

Near By

School(s)
Shopping
Golf Course
Town
Fitness Center
High School
University
College
Restaurants
Casino(s)
Marina

Driveway

Concrete

Outdoor Features

Garden
Trees

Storage

Good Storage

Yard / Landscaping

Yard

Exterior Walls / Siding

Concrete

Yard Aspect

South-East

Furnished

Unfurnished

Security

Security Gate

Patio - Deck - Porch

Balcony
Private Balcony

Location Features

Water Shore
Water Access
Quiet Area
Private street
Water front

Remarks

Rare opportunity to own a 4 condo apartment building in Cote D Azur Marina with water rights. The apartment building has been vacant since hurricane damage.

There are 3 two-bedroom apartments and 1 one-bedroom apartment. Water rights available but dock has to be built. Approximately 30ft of water rights.

The condition of the one-bedroom needs minimal repair. The 3 two-bedroom apartments will require extensive repair however tiling work is almost like new. The external windows and doors will need to be replaced.

The roof is ok, no leaks. Roof and other external structures are covered under the association insurance. Very low association fee.

This location is suitable for short-term and long-term rentals. Long term rentals are usually guaranteed because of proximity to Medical University. Previously all apartments were rented to students at \$2200 per month per apartment.

In the current market, your minimum long term rental gross income will be USD\$72000 per year. Short term rental income can be 30% more.

Directions

From Rhine Road, drive down Jordan Road leading to Tigris Road. Once you pass the Caribbean International Academy carry on straight on Tigris Road until you see a sign on your right side for Cote D Azur Marina. If you have the gate access please park. If you do not have security gate access code please park outside. Plenty of parking available.