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

## The Cliff St Maarten Luxury Beach Condo For Sale

Cupecoy 📍 Sint Maarten

**MLS# 1147973**

Condos/Apartments

**899,999**



**District/Area:** Cupecoy  
**Region/Country:** Sint Maarten  
**Prop.Type:** Condos/Apartments  
**Prop.View:** Ocean View  
**Beds:** 2  
**Baths:** 2½  
**Living Space:** 1 m<sup>2</sup>  
**Class:** Residential

### Features and Amenities

**Condition**

Well Maintained

**Beach Access**

Private Beach Access

### Remarks

## the cliff two-bedroom condo for sale

I am the number one selling agent at The Cliff in St Maarten.

This is a contemporary two-bedroom, 2.5 bathroom ocean view condo at The Cliff in St Maarten.

Offering ceiling-to-floor windows in the master suite with St Maarten's green mountain and blue ocean views. Art by nature at its best.

The Cliff at Cupecoy Beach consists of 72 suites. The condo suites range from 2,3, 4 bedrooms along with duplex penthouses. Sizes vary from 1752 square feet to 6800 square feet.

HOA and Insurance is approximately USD9280 bi-annually for a two-bedroom condo at The Cliff SXM. The investment numbers make sense when buying at The Cliff, especially with the higher occupancy rates.

World-class amenities attract VIP guests all year round.

Did you know that there are plans to re-fit the pool with real lapis lazuli tiles. The attention to detail is why The Cliff is the best vacation apartments in St Maarten.

## the cliff st maarten

The condos range in price from \$ 900,000 U.S. to 2.9 Million U.S.

All units have full views of the Caribbean ocean located on Cupecoy Beach.

All owners have their own underground parking and storage unit.

Owners have full use of the members club, tennis court, indoor 25-meter lap pool, Fitness center, Steam and Sauna Rooms, Hot tubs and outside pool.

The property has direct access to Cupecoy Beach.

The Cliff at Cupecoy is in close proximity to the Maho, Mullet Bay, and the Cupecoy Beach. It is near to French Sint Martin, The Maho Village, and The Princess Juliana International Airport.

For more information and viewings, please contact us right away!

## condos at the cliff

- piano lounge
- pool side lounge
- oceanview covered outdoor lounge
- beach side lounge
- indoor heated pool
- large hot tub
- new hi-tech gym room
- yoga and fitness classes (extra)
- masseuse on site (extra)
- private and guest parking
- iron gate with 24-7 monitored access
- direct and private access to cupecoy beach
- concierge on site
- onsite cocktail and restaurant operated by award winning mario's.

Peace of mind, best luxury location and luxury amenities.

There are 73 reviews on Tripadvisor with a phenomenal 4.5-star rating. This means almost every single person who visits The Cliff, is impressed! Even you will be! The Cliff is designed with not just luxury living, with you at the center of it all.

Every year, without a doubt, The Cliff St Maarten receives the most bookings from repeat guests. You can try all the other resorts and developments in St Maarten, but you will end up at The Cliff.

If you are buying at The Cliff St Maarten to make an income, this is the best location, best development, and the most loved in Cupecoy.

The Cliff SXM is an experience. Its not just another beachfront condo in Cupecoy!

The Cliff St Maarten is only 5 minutes drive 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.

Food store: 5 mins walk to mini stores and 3 mins drive to a larger Carrefour in Porto Cupecoy.

Restaurants: Mario's at The Cliff, Bodega, Barcode, Tao Garden, Spaghetti House, Fat Tonys, Yami Sushi, Indian and more opening at the casino and

Nearby Fourteen at Mullet Bay will provide additional world class facilities within 3 mins walk.

Casino: Atlantis casino reopening soon within 3 mins walk and Porto Cupecoy within

Beaches: Cupecoy Beach and Mullet Beach within 3 to 5 mins walk.

Airport: 5 mins drive

Golf Course: Mullet Bay Golf Course within 3 mins drive

Yoga and fitness classes: On site and nearby Grace Yoga Studio