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

# Super Le Papillon Simpson Bay Beach Penthouse Condo For Sale

Simpson Bay Sint Maarten

**MLS# 1148299**

Condos/Apartments

**2,100,000**



**District/Area:** Simpson Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Condos/Apartments  
**Prop.View:** Beach Front  
**Beds:** 3  
**Baths:** 3½  
**Living Space:** 1 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

### Furnished

Fully Furnished

### Parking - Spots

Ample Parking

### Security

Security Guard  
24-Hour Security

### Air Conditioning

Air Conditioning

### Beach Access

Private Beach Access

### Swimming Pool

On-Site Pool

### Gym/Fitness Center

On-Site

### Available Services

Reception area  
SPA  
Hot Tub

## Remarks

# le papillon simpson bay beachfront penthouse

Le Papillion Penthouse is a masterpiece.

The location is breathtaking, with relaxing turquoise colors on the backdrop of soft white sand. This is the best beachfront penthouse in Simpson Bay!

The upscale penthouse is located on the third floor of the building. The penthouse itself takes up 3 floors, making the last floor the sixth floor of the building. That's three floors, 4560 square feet, right in front of Simpson Bay Beach!

The first floor of the penthouse consists of the kitchen, living room, dining room, one bedroom with bathroom, laundry room, powder room, and the main terrace. Bedroom on this floor has a view of hills, trees and Simpson Bay lagoon.

On the second floor you can find a master bedroom & bathroom with its own terrace and walk in closet as well as the third guest bedroom with its bathroom. Master bedroom has a view of the sea, mega yachts, palm trees and the beach. The guest bedroom has view of hills, trees and Simpson Bay lagoon with its many yachts.

The third floor is the roof top terrace with jacuzzi, summer kitchen, lounging and dining area.

## simpson bay penthouse condo for sale

- three bedrooms and three and a half bathrooms.
- location: simpson bay beach, sint maarten
- three level penthouse 4560 square feet total
- covered living space: 268.5m<sup>2</sup> (2890 square feet)
- outdoor terrace: 118.5m<sup>2</sup> (1276 square feet)
- modern with luxury fixtures and fittings everywhere.
- beachfront penthouse; door to sand in less than 2 minutes!
- large sliding doors with hurricane resistant rating.
- first floor: kitchen, living room, dining room, one bedroom & bathroom, laundry room, powder room, and the main terrace.
- second floor: master bedroom & bathroom with its own terrace and walk in closet as well as the last bedroom with its bathroom.
- third floor: roof top terrace with jacuzzi, summer kitchen, lounging and dining area.
- full airconditioned living spaces on both levels.
- modern kitchen with luxury appliances.
- five star amenities included. top quality lobby, spa, gym, pools and highly rated restaurant mario's all included!
- most secure residence in st maarten with 24 hour manned security and surveillance.

# le papillion, simpson bay beach

- direct and private access to simpson bay beach
- elevator (8 person capacity)
- gated community
- assigned private parking
- electronic gate
- generator
- private storage room on first floor available
- video intercom system for visitors
- custom made hurricane proof windows and sliding doors
- electronic hurricane shutters for all sliding doors
- ceiling fans and light fixtures inside and outside
- aluminium louvre doors in front of all bedroom sliding doors
- jacuzzi installation ready for each terrace
- outside building fire emergency exit
- 20 full grown palm trees
- beachside lounge, pool and deck
- existing proper sea wall
- cable tv, satellite tv, internet and phone line connections

## le papillion condo fees

Condo fees for 4560 square foot of space; \$ 1400 per month.

The following is included in your Simpson Bay condo fees:

- exterior building maintenance
- electric gate maintenance
- generator maintenance and fuel

- pool maintenance, landscaping and gardener, elevator maintenance
- yearly full coverage building insurance
- yearly government land lease fees
- maintenance of common areas, elevators and gardens

## simpson bay, st maarten

Simpson Bay, by the Princess Juliana Airport (SXM) is a long curve of white sand beach. The wide and flat beach runs from the Royal Palm Beach Club past Marys Boon Beach Resort and further to the end towards Beacon Hill.

Although the beach is considered one of the best in St Maarten, it is frequented by few, and is well worth the visit for lovers of secluded beaches. It has some watersports, yet this part of Simpson Bay Beach is most residential and very private.

## everything around

5 minutes from Princess Juliana International Airport and is conveniently located, just moments away, to the French border. Nearby 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.

Restaurants: 10 mins walk

Beach: 30 seconds!

Airport: 5 mins drive

Golf Course: Mullet Bay Golf Course within 10 mins drive

As an alternative to this, I have a beachfront penthouse in Cupecoy for sale or if you are looking for a penthouse in the middle of nightlife, then this Maho penthouse is perfect.

## guest review

Just returned home from a fantastic 10-night stay at the beautiful Le Papillion penthouse. Everything was perfect!

We arrived at the condo and we were greeted by fabulous ocean views everywhere. She gave us a tour of the property, showed us how to work all the windows, appliances, doors, locks, air conditioning systems (separate settings for each room) and gave us a brief "lay of the land".

The property is located right on Simpson Bay and in my opinion, the nicest stretch of beach on Simpson Bay. Beautiful crystal clear water at your feet. Le Papillion rest inside a gated wall and includes private parking. The penthouse condo boasts a very modern contemporary design with lots of open space and tons of windows and sliding glass doors which really give the feeling of being outdoors and "on the water". For convenience the property has a good size elevator that makes carrying groceries and or luggage up and down a breeze.

We were a family of 4 adults and two children (12 & 14). Each of us had our own spacious bedrooms (3 in

total) each equipped with large private bathrooms with double sinks and large tiled showers. Each bathroom was fully stocked with toilet paper, organic shampoo, and towels. Lorraine, the housekeeper came to restock, clean and replenish every other day and she was a delight!

We spent several days just hanging out in front of the condo because of the beauty and convenience of where we were. There were always plenty of beach lounge chairs, upright chairs, beach towels, noodles and tubes to float on and a convenient outdoor shower to hose off sand before heading back inside.

We did rent a car, but you don't need too. This was our second time visiting SXM in ten years, so we wanted and did quite a bit of exploring and driving around the island. We visited several beaches such as Maho, Mullet Bay, Orient, Friar's Bay, Gallon and Happy Bay (our favorite). We also spent half a day zip lining with our kids at Loterie farm and swimming in their fresh water pool. The kids loved it. We're not big shoppers, but we spent a little time in Philipsburg walking the strip and also spent half a day at WISP, the outdoor waterpark/ jungle gym...another great activity for the kids.

Eats...We had many great nights eating in at Le Papillion in their well-equipped kitchen. Plenty of plates, bowls, glasses, cutlery, pots, pans, blender, coffee...etc. We also had some great dinners out in Simpson Bay, Grand Case, Philipsburg and Anse Marcel.

The views from the multiple decks of this condo are pure picturesque! We spent many a night in the roof top hot tub watching planes land and take off. Truly spectacular views and space.

Thank you for such a warm and memorable vacation! We look forward to coming back soon!  
End of review.