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

## Oyster Pond Beachfront Land And Marina For Sale

Oyster Pond 📍 Sint Maarten

**MLS# 1148877**

Vacant Land

**7,500,000**



**District/Area:** Oyster Pond  
**Region/Country:** Sint Maarten  
**Prop.Type:** Vacant Land  
**Prop.View:** Beach Front  
**Land Area:** 19,030 m<sup>2</sup>  
**Class:** Residential

### Features and Amenities

#### Beach Access

Near Beach  
Path to Beach  
Beach Access  
Private Beach Access

#### Location Features

Water Shore  
Water Access  
Quiet Area  
Water front

### Remarks

# magnificent aaa+ beachfront and waterfront oyster pond land for sale

Ideally located in upscale Oyster Bay for upscale resort or condo development. This is a premium property priced for a quick sale.

Located right next to popular Oyster Bay Beach Resort and world-class The Lighthouse condo development.

Oceanfront condos in the nearby Lighthouse development in ">oyster pond sell for \$ 1 million each, so any development here will provide premium returns with beachfront and lagoon front land both offering the best views in SXM.

This is a guaranteed return on your investment in a number of formats. From resort development to an upscale oceanfront condo development, the possibilities for this location is limitless.

Perfect for a hotel/resort; near the popular Oyster Bay Resor and Westin Oyster Bay Beach Resort both experiencing huge demand for rooms. A huge opportunity here to capitalise on the low room count in Oyster Bay.

Approximately 1.9 hectares (4.7 acres).

Commercially zoned.

Approximately 250 feet (75 m) of beach-front (Dawn Beach) on the Caribbean Sea.

Approximately 530 feet (162 m) of sheltered waterfront in Oyster Pond - Dutch side).

## the property is subdivided into the following sub-sections:

- beach front property of approximately 0.6 acres (2,430m<sup>2</sup>)
- beach front property of approximately 0.5 acres (2,000m<sup>2</sup>).
- sheltered harbor property with water rights of approximately 0.91 acres (3,700m<sup>2</sup>)
- sheltered harbor property with water rights of approximately 2.69 acres (10,900m<sup>2</sup>)

## important features:

- all lands are cleared of preceding hurricane-damaged structures;

All lots are commercially zoned with no height restrictions;

Bordering Oyster Bay Beach Resort and Coral Beach Resort;

Previously, the following businesses were operated from here:

- a beach bar plus 3 other restaurants and a supermarket
- a 3 story condominium building,
- various yacht charter, time-share & real-estate offices as well as retail spaces
- a marina for approximately 20+ boats & yachts

The customer demographic ranged across broad spectrums of year-round visitors: from resident and high-end villa owners/renters from both Dutch and French sides, to Westin and Oyster Bay Beach Resort time-share clientele, to Cruise Ship and other hotel visitors.

## operation at marina

Located in the popular harbour of Oyster Pond, this marina is a great investment opportunity that provides passive income from both commercial space and docking facilities, which in its operational time was fully rented by loyal customers who return every year.

Boat Slips accommodates vessels of varying sizes; the largest yacht to visit the marina was measured at 110 feet LOA with a 7-foot draft.

The proximity of three hotels provides plenty of customers for the stores and restaurant situated on the dock.

An adjacent 2.69 acres (10,900 sq m) of additional water rights are available for separate purchase.

### marina features:

- 0.91-acre (3700 sq m) leased water rights included
- 9 possible commercial spaces (3600 sq ft)
- 5 boat lifts
- 3 slips for boats under 30'
- 6 slips for boats over 30'
- 3 slips along seawall
- dock amenities: 110v/220v, 30a/50a power supply and water
- parking for 24 cars
- room for expansion