



**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

# Prime Location Simpson Bay Fixer Upper Apartment Building For Sale

**SXA# 666**

Simpson Bay Sint Maarten

**MLS# 1151379**

Condos/Apartments

**2,000,000**



**SXA#:** 666

**District/Area:** Simpson Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Water View

**Beds:** 16

**Baths:** 16.0

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

**Class:** Residential

## Features and Amenities

### Parking - Spots

Ample Parking

### Near By

Shopping  
Recreational Activities  
Restaurants  
Casino(s)

### Distinctive Features

Balcony  
Apartment

### Location Features

## Remarks

Simpson Bay Fixer Upper Apartment Building For Sale

Prime location for this 3-level apartment building in Simpson Bay just directly opposite Simpson Bay lagoon with beautiful water views. The apartment building has 8 apartments each with 2 bedrooms and 1 bathroom and a ground floor commercial space.

Lot size: 2000m2

Building area: 912m2

Eight 2-bedroom apartments needing some repair.

Ground floor has a commercial space.

Full concrete structure.

All tenants will be removed once the building is sold.

The Simpson Bay apartment building has 8 apartments with some cosmetic repair needed including a commercial space on the ground floor. The approximate livable area is 813.80 m<sup>2</sup>, 49.30 m<sup>2</sup> for the porches and 49 m<sup>2</sup> for the staircase. The total land area is 2000 m<sup>2</sup>.

PROPERTY FEATURES

LAGOON VIEWS

MOUNTAIN VIEWS

OCEAN VIEW

PARKING