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

## 5 Bedroom Dawn Beach Villa With Cottage For Sale

**SXA# 234**

Dawn Beach 📍 Sint Maarten

**MLS# 1150580**

Condos/Apartments

**799,000**



**SXA#:** 234

**District/Area:** Dawn Beach

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 5

**Baths:** 4.0

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

**Building Type:** Resort Apartment/Villa

**Land Area:** 1 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Parking - Spots**

4 Assigned Spots

**Swimming Pool**

Inground Pool

**Distinctive Features**

Gated Community

### Remarks

5 Bedroom Ocean View Terraces Dawn Beach Villa For Sale

Modern 3 bedroom and 2 bathroom villa with a 2 bedroom 2 bathroom cottage/apartment for sale.

Presenting to you our latest gorgeous villa in Ocean View Terraces, in the heart of Dawn Beach. What an opportunity for you!

The best in nature, easterly views and gorgeous tropical surroundings.

This Dawn Beach villa meets the needs of families, vacations, entertainment and dreams!

Villa and cottage sit on a beautiful lot of land of size 866m2.

The main house offers 139m2 of living space.

The ultra-modern cottage gives 63 m2 of living space!

Location: Ocean View Terraces, Dawn Beach

This modern 3 bedroom villa is located at Ocean View Terraces, a gated community in Dawn Beach. The

main house was built 16 years ago and the cottage was built approximately 5 years ago. Both buildings sit on 866m<sup>2</sup>. The main house is 139m<sup>2</sup> and the cottage is 63m<sup>2</sup>.

Additionally, you could purchase 800 square meters of the adjacent land to create a large tropical paradise with over 1600 square meters of land.

#### Main House :

As you enter this tropical oasis, the newly built pool and outdoor living area will lead you into the kitchen. The wrap-around porch of this property has enough space for outdoor dining and a barbecue. The main floor has a newly updated kitchen and a formal living room and stairs situated in between the living room and kitchen lead up to the spacious master bedroom and two bedrooms. The master bedroom has an ensuite bathroom and newly built walk-in closet. The two bedrooms share a common bathroom on the same level as the master bedroom.

#### Cottage:

As you pass the main house, the stairs lead you to a 2 bedroom 2 bath cottage. You enter into the living room and kitchen area and one bedroom on the main floor. The stairs lead down to the master bedroom and bathroom. This building was built approximately five years ago.

#### Building Specifications:

##### Outdoor:

Construction - Masonry, Concrete, Steel  
Walls - Concrete, Plaster, Paint,  
Roof - Aluminum, Zinc, Roof  
Doors - Aluminum framed - hurricane proof  
Fence : Fully gated, stone walls, steel sliding gate  
4 Car Parking -  
Foundation : Reinforced concrete slabs

##### Indoor:

Ceiling - Exposed wooden rafters  
Floors- Clay Tile  
Windows- Aluminum Framed  
Doors: Flush Wood  
Bathrooms - Ceramic tiled walls and floors with three piece standard sanitary fixtures  
Kitchen - Open concept with corian countertops

Rental Income : 3 Bedroom Main house \$ 3500.00

Cottage Long Term \$ 1500.00

Short Term \$ 2500.00 approximately.

HOA - \$ 800.00 per year

Gated Community