



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

# 6 Simpson Bay Beachfront Condos For Sale

SXA# 81

Simpson Bay Sint Maarten

MLS# 1150866

Condos/Apartments

6,000,000



**SXA#:** 81  
**District/Area:** Simpson Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Condos/Apartments  
**Prop.View:** Beach Front  
**Beds:** 12  
**Baths:** 12.0  
**Living Space:** 1 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

**Parking - Spots**  
Ample Parking

**Beach Access**  
Beach Access

**Near By**  
Airport

## Remarks

6x Simpson Bay Beachfront Condos For Sale

You are buying the entire building right on the beach in Simpson Bay.

Beachfront Investment  
Six 2-bedroom beach apartments in good condition.  
Option to build additional floor.  
Commercial space towards the entrance can be developed.

Premium beachfront property with 6 two-bedroom apartments and commercial space. Currently, the apartments are rented long term and short-term. 10-minutes from Princess Juliana Airport. Walking distance to world-class restaurants on Simpson Bay lagoon. Fully gated, secure parking and quiet location.

Interior photos not available due to full occupancy. Interior condition is good.

Please arrange a viewing with Ritika quickly.  
Plus remember beachfront real estate always appreciates!

You are in a win-win situation here.  
Call Ritika urgently on +17215261819.

#### Simpson Bay Condos For Sale

There are 6 two-bedroom condos in the building plus commercial space towards the road-side.

Each apartment has two and a half bathrooms.

Master bedrooms have ocean views. Every bedroom has a bathroom.

With short-term rental income of \$ 350 per night per condo

The occupancy rate in this prime location is approximate: 70%-80%.

Quick message me now.