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

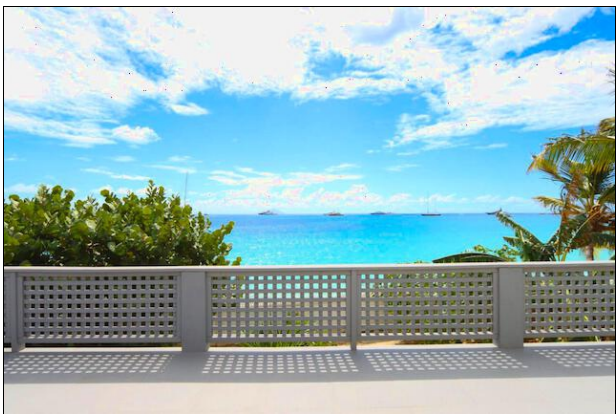
# 7 Bedroom Beach Villa For Sale In Simpson Bay

Simpson Bay 📍 Sint Maarten

**MLS# 1148272**

Single Family Homes

**2,332,000**



**District/Area:** Simpson Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Beach Front  
**Beds:** 7  
**Baths:** 4.0  
**Living Space:** 1 m<sup>2</sup>  
**Land Area:** 775 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

**Security**

Security Gate

**Beach Access**

Private Beach Access

**Near By**

Shopping  
Golf Course  
Fitness Center  
Airport  
Restaurants  
Casino(s)

## Remarks

# 7 bedroom simpson bay beach villa for sale

Last chance to buy a property as large as this on Simpson Bay Beach. This beachfront estate is astoundingly perfect in terms of location and future appreciation. The beach is probably the best on this part of Simpson Bay and you have premium ocean views; giving this property immense value.

Land Size: 775m2  
Long Lease Expiry: 2031  
Current income: \$ 3500 to \$ 4000 per month.

The ground floor of the property has two 2-bedroom apartments and one studio which is rented under a long-term tenancy.

The upper level is three-bedroom and two-bathrooms.

The kitchen was recently completely renovated.

A new zinc roof was installed recently; so there is complete peace of mind!

This Simpson Bay Beach House is a spectacular two-level ocean-front property offering 3 bedrooms, 2 bathrooms on the upper level of the property, and two 2-bedroom apartments plus a studio on the ground floor.

## simpson bay beach villa for sale

The entire property is secured by an 8ft concrete wall which can be partially removed to offer unobstructed ocean views and beach access to the ground floor.

Very spacious floor plan with huge bedroom rooms on the upper level.

The marvelous master bedroom looks out into the turquoise ocean and has two fabulous walk-in closets. Your living area opens up onto a patio directly on the beach, a breathtaking outdoor dining area, creating a perfect balance between indoor and outdoor.

This view from here is incredible!!

The famous turquoise colors of Simpson Bay are a real beauty. Mix it with those red sunsets and you have the perfect recipe for art and romance.

Special location; special moments and special views.

The gourmet kitchen offers an open plan experience with two sinks on each side of the kitchen and a generously sized island in which the stove is fitted.

This is the largest beachfront terrace I have seen. It feels like I am on my own private stretch of beach that extends from the house. I can imagine a small gazebo with massage table while I get my weekly swedish massage! The waves sound soothing as you wind your evening away into the sunset. Listening to the waves will be your new favourite hobby.

A constant refreshing breeze keeps the Simpson Bay villa and you cool during the day; as you both enjoy the St Maarten sun!

This home will provide luxury, comfort and relaxation on one of the world's finest beaches! Enjoy the soft white coral sand and crystal clear turquoise waters of the Caribbean Sea. St Maarten people call it White Sands for a reason!

The beauty is in the beach. Simpson Bay Beach is over a mile long and rather wide and the waters of the Caribbean Sea are quiet and calm most of the year. There are no high rise buildings along the shore-line and not much beach activities on Simpson Bay Beach. It represents a remarkable contrast to the busy main street of Simpson Bay with it's bars and restaurants. The beach at Simpson Bay is very inviting for a beach walk. Great views at sunset add to the romantic atmosphere. The view of the island of Saba from a distance, which looks like a big mountain peaking out of the sea is just specular. It is just a perfect spot for spending a quiet day on the beach.

Although the beach is lovely, it is visited by only few and is well worth the visit for lovers of deserted beaches. It has some water sports, yet it is still a quiet and relaxing beach.

This beachfront beauty is not only the perfect home for a family but can also generate a vast amount of rental income.