



**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

# 9 Bedroom Tamarind Hills Luxury Villa For Sale

SXA# ME-9

Red Pond Estate 📍 Sint Maarten

MLS# 1152046

Single Family Homes

2,495,000



**SXA#:** ME-9  
**District/Area:** Red Pond Estate  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Ocean View  
**Beds:** 9  
**Baths:** 9.0  
**Living Space:** 1 m<sup>2</sup>  
**Land Area:** 1,387 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

**Security**

24-Hour Security

**Yard / Landscaping**

Garden  
Patio  
Terrace

**Patio - Deck - Porch**

Balcony

**Swimming Pool**

On-Site Pool

**Distinctive Features**

Walk-In Closet

**Available Services**

Generator

## Remarks

Tamarind Hills 9 Bedroom Luxury Villa For Sale

Magnificent Tamarind Hills villa estate for sale in Red Pond, St Maarten. Offering a total of 9 bedrooms; split between a 4-bedroom luxury villa, two 2-bedroom apartments, a 1 bedroom apartment and a large studio. Located near the Dawn Beach and offering access to Gibbs Bay beach with complete seclusion and old Caribbean vibe; this villa offer luxury in the form of privacy and upscale location within a luxury estate.

The main residence offers three ocean-facing bedrooms with large bathrooms and one bedroom with mountain views and a shared bathroom. The open-plan living room and kitchen are large and with the high ceilings make this luxury villa a architectural masterpiece.

A magnificent Tamarind Hills villa estate in Sint Maarten with panoramic ocean views of the Atlantic ocean and St Barths so close, you could touch it! On the other side you can even see St Kitts, Nevis and Sint Eustasius. This huge 4-bedroom residence plus 4 other apartments within a luxury villa is located within the upscale and private gated community of Tamarind Hill Estates, right between the famous Dawn Beach Estates and Guana Bay Estates of St Maarten.

Recently renovated and well-maintained this magnificent Tamarind Hills villa offers truly panoramic ocean views from an isolated position; offering the best in privacy and views!

New Miele appliances, new Liebherr fridge, Siemens stove, and more to make sure you simply move in enjoy the Caribbean experience in your new St Maarten home!

The large bedrooms even offer ocean views everywhere and additional spaces for office or storage. The bedrooms truly offer stunning views and spaces for your Caribbean lifestyle! The living space is large and offers a modern open-plan

Having lived in Tamarind Hills for a number of years; I can offer a lot of information on the neighboring area, nearby amenities, and more importantly sold market comparables for you. Contact me in Quick Message to get more information today.

Freehold property located on the Eastern part of St Maarten. The gently sloping land size is 1387 square meters and due to the elevated position of the lot you have turquoise ocean views everywhere including unobstructed views of St Barths.

#### Tamarind Hills Villa Estate For Sale

9 bedroom, 9 bathroom three-level villa in Red Pond, St Maarten

Very large size of land: 1387m<sup>2</sup> (14929 square feet)

Main residence offers 4 bedrooms, 4 bathrooms and private pool and deck.

There is also a large 2-bedroom apartment with 2 bathrooms and spacious living area with balcony.

Additionally the plan includes two 1-bedroom apartments each with a bathroom.

There is even room for a studio apartment offering plenty of guest bedrooms and potential for vacation rental income

The property also offers a very large shared fitness room and laundry area

The special views of St Barths bring a discerning traveler who is usually regular.

The villa even offers a common gym / fitness room accessible by all apartments.

Spacious villa offering 800 square meters ( 8611 square feet) of covered living space.

Completely renovated in 2018 so you don't have to worry about any immediate costs or even in the near future.

Private pool with pool deck and lounge offering ocean views and privacy!

Move in ready and apartments are already generating income from long-term tenants.

The studio apartment generates \$ 950 per month in gross rental income and the 1-bedroom apartment generates \$ 1350 per month in gross rental income.

High ceilings permit the creation of a cinema room.

A large bedroom with additional room inside offers office space or more for your needs.

Modern architecture, with part of house offering high ceilings and part has low ceilings.

The stunning outdoor pool deck can be accessed from the kitchen and dining areas.

Generator for all the residences within the villa.

The master bedroom offers a walk-in closet, and shower and is very spacious for the size of the house.

The kitchen even offers an incredible ocean view for those who love spending time in the kitchen!

The Tamarind Hills Association fees are only approximately \$ 2500 per year.

There is parking for up to 10 cars.

The one-bedroom apartment is currently rented and access and parking is completely separate to the main villa.

The entire villa estate is gated and walled with tropical gardens surrounding the villa and apartment.

PROPERTY FEATURES

24 HR SECURITY

BALCONY

GARDEN

GATED

GUEST APARTMENT

MOUNTAIN VIEWS

OCEAN VIEW

PARKING

PATIO

SEA VIEW

SECURITY

SWIMMING POOL

TERRACE

TROPICAL GARDEN