



**Charlotte Planner**

Office: (721) 545-5700  
Mobile: (721) 526-1819  
Mobile: (721) 545-5800  
charlotte@c21sxm.com  
<https://century21stmaarten.com>

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

## Beachfront 4 Bedroom Pelican Key Condo For Sale

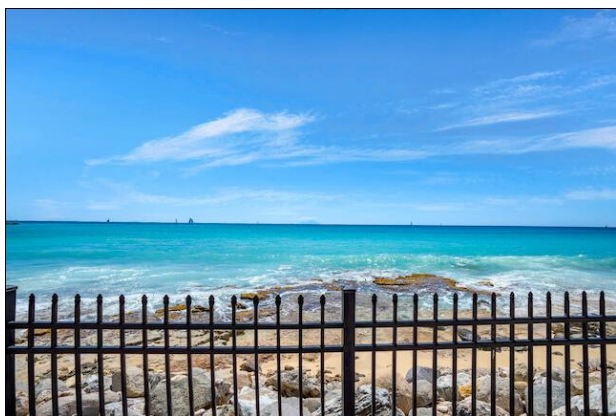
**SXA# 333**

Pelican Key 📍 Sint Maarten

**MLS# 1151099**

Condos/Apartments

**1,499,000**



**SXA#:** 333

**District/Area:** Pelican Key

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 4

**Baths:** 4½

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

**Class:** Residential

### Features and Amenities

**Parking - Spots**

Ample Parking

**Patio - Deck - Porch**

Balcony

**Beach Access**

Near Beach

**Near By**

Recreational Activities

Restaurants

**Yard / Landscaping**

Garden

**Swimming Pool**

On-Site Pool

### Remarks

Pelican Key 4 Bedroom Beachfront Condo For Sale

Presenting our best beachfront property in Sint Maarten; a 4-bedroom beach condo in Pelican Key including a one-bedroom guest apartment and three-bedroom main living space on the top floor.

Simply a breathtaking experience when living in this Pelican Key condo. Beautiful Caribbean sun with soft ocean waters and white beach sands; you have a paradise in your back yard. This is luxury living and it doesn't get better than this. Located near everything you could dream of; from hotels, to restaurants, casinos, beaches, and supermarkets just within 5 minute walk from your doorstep.

Key advantage is a free-hold title; which is virtually impossible to find today.

And with very low association fees of \$ 450 to make this one of the best investment properties in SXM!

The rare access to Pelican Beach from your condo is worth millions alone. Even some hotels in Pelican Key don't have access to a beach.

First one to see will buy.

There is simply nothing better.

A well-maintained Pelican Key beach condo for sale; with romance written all over this paradise-inspired beach apartment on the ocean's edge. Probably the most sought-after location in Pelican Key! You will fall in love with this condo on first sight, its stunning views and its beautiful surroundings will fill your soul with love.

Call me now to arrange a viewing of this ridiculously beautiful Pelican Key beach condo in St Maarten.

A spacious, well-planned four-bedroom and four-and-a-half bathroom duplex condo in a beachfront community. You have a ground-floor guest apartment and three-bedroom main apartment on the top floor with panoramic ocean views everywhere! The guest apartment has separate access for privacy.

Location, Location, Location!

This Pelican Key beach condo should be an award-winning property with its size, views, and most importantly location! I've stayed there numerous times when in Pelican Key and have found the views, tranquillity, and community togetherness; to complete my time in paradise.

Simply 2 minute walk to the private beach or on-site pool. World-class restaurants are only 5 to 7 minutes away and there are hotels everywhere to enjoy a fun afternoon in a new beach or pool bar! But for me having a convenience store just a short walk from my paradise' truly makes this into a haven for you!

The ocean shores offer a swimming area directly outside your doorstep, which is right along the water and very nice. As far as the ocean currents, I find this location is perfect as during the day I can travel to beaches and explore the island and at night time it's close enough to restaurants & entertainment. For me, you can't beat the location and the community really is great!

#### Pelican Key Beach Condo For Sale

Point Blue is a modern community of beach condos in upscale part of Pelican Key in Sint Maarten. All with stunning Ocean views! The condo community is nestled in a beautifully landscaped tropical garden and is separated from the beach by a large swimming pool and pool lounge.

Pelican Key is an upscale residential location with a family-friendly neighborhood. Mostly developed so you will rarely find construction work being a nuisance in this location. With restaurants, beaches, casinos, commercial outlets, banks and nightlife all within walking and short driving distance. This area offers both privacy and convenience to residents and visitors alike.

#### Pelican Key Investment Property

High occupancy in Pelican Key offer's an excellent income opportunity if purchased for investment. Let me show you how.

Per week this property will offer you USD\$ 3000 in vacation rental income. Expect an occupancy rate of 70% to 80% in this location.

This is based on the lowest rate we found on Airbnb (at the time of this listing).

Expect to earn over \$ 100,000 in vacation rental income from this property.

Note: A cosmetic upgrade is necessary to achieve these rates.

#### Pelican Key Real Estate

Pelican Key offers upscale living with panoramic sunset views of Sint Maarten. While proving some of the most secure villa sites; Pelican key also offers access to beaches, resturants and plethora of entertainment you will need during your vacations or long-term stay.

For beachfront property; this condo is very low priced. A four bedroom condo on the beach; usually sells above \$ 2 million. To put into perspective we sold a 4-bedroom penthouse in Fourteen Mullet Bay for \$ 4.3m! There are very limited market comparables for a 4 bedroom beachfront property in Sint Maarten.

PROPERTY FEATURES

4 BEDROOMS

BALCONY

BEACH VIEW

COMMON POOL

GUEST APARTMENT

OCEAN VIEW

PARKING

SEA VIEW

TROPICAL GARDEN