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

## Cupecoy Apartment Building - Cote D Azur Marina

**SXA# 1166**

Cupecoy Sint Maarten

**MLS# 1145063**

Condos/Apartments

**1,650,000**



**SXA#:** 1166

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Available:** At Closing

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 7

**Baths:** 7.0

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

**Listing Class:** Resale

**Class:** Residential

### Features and Amenities

**Condition**

Renovations Needed  
A Fixer-Upper

**Parking - Type**

Driveway

**Boat Access**

Boat Access

**Near By**

School(s)  
Shopping  
Golf Course  
Town  
Fitness Center  
High School  
University  
College  
Restaurants  
Casino(s)  
Marina

**Driveway**

Concrete

**Outdoor Features**

Garden  
Trees

**Storage**

Good Storage

**Yard / Landscaping**

Yard

**Exterior Walls / Siding**

Concrete

**Yard Aspect**

South-East

**Furnished**

Unfurnished

**Security**

Security Gate

**Patio - Deck - Porch**

Balcony  
Private Balcony

**Location Features**

Water Shore  
Water Access  
Quiet Area  
Private street  
Water front

## Remarks

Rare opportunity to own a 4 condo apartment building in Cote D Azur Marina with water rights. The apartment building has been vacant since hurricane damage.

There are 3 two-bedroom apartments and 1 one-bedroom apartment. Water rights available but dock has to be built. Approximately 30ft of water rights.

The condition of the one-bedroom needs minimal repair. The 3 two-bedroom apartments will require extensive repair however tiling work is almost like new. The external windows and doors will need to be replaced.

The roof is ok, no leaks. Roof and other external structures are covered under the association insurance. Very low association fee.

This location is suitable for short-term and long-term rentals. Long term rentals are usually guaranteed because of proximity to Medical University. Previously all apartments were rented to students at \$2200 per month per apartment.

In the current market, your minimum long term rental gross income will be USD\$72000 per year. Short term rental income can be 30% more.

## Directions

From Rhine Road, drive down Jordan Road leading to Tigris Road. Once you pass the Caribbean International Academy carry on straight on Tigris Road until you see a sign on your right side for Cote D Azur Marina. If you have the gate access please park. If you do not have security gate access code please park outside. Plenty of parking available.