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

Dawn Beach Estates “ Villa Leandro ” Stunning 3 Bed 2.5 Bath for Sale

SXA# 394

Dawn Beach 📍 Sint Maarten

MLS# 1154360

Single Family Homes

650,000



SXA#: 394
District/Area: Dawn Beach
Region/Country: Sint Maarten
Prop.Type: Single Family Homes
Prop.View: Beach Front
Beds: 3
Baths: 2½
Living Space: 1,383 m²
Land Area: 1,383 m²
Class: Residential

Features and Amenities

Parking - Type
Garage

Beach Access
Beach Access

Yard / Landscaping
Yard
Patio
Terrace

Swimming Pool
On-Site Pool

Distinctive Features
Balcony

Remarks

Dawn Beach Estates Villa Leandro for Sale

Location

This stunning beachfront property is located in Dawn Beach on the east Coast of Sint Maarten. Known for its secluded beaches, crystal-clear waters, and lush green hills the property is situated in a quiet and exclusive neighborhood, just minutes away from the island’s main attractions.

Property

The property is set on a spacious 1383 square meter lot and features a luxurious 3 bedroom, 2.5 bathroom villa. Villa Leandro is designed to take full advantage of its beachfront location, with floor-to-ceiling windows and private balconies that offer breathtaking views of the hills and Caribbean Sea.

The villa features a spacious living and dining area, a fully equipped kitchen. The master bedroom suite has its own private bathroom and walk-in closet. The upper level features two additional bedrooms.

The outdoor living space is just as impressive as the interior, with a large pool, a covered terrace, and lush tropical hillside and ocean views. Dawn Beach Estates also has its own private beach access, making it the perfect place to relax and enjoy the Caribbean lifestyle.

Features

- 3 bedrooms
- 2.5 bathrooms
- 2 Car Parking Garage
- 1383 square meter lot
- Beach Access
- Pool
- Covered terrace
- Hillside and Ocean Views

Investment Potential

Sint Maarten is a popular tourist destination, and beachfront properties like this one, are in high demand. This property would be a great investment for anyone looking to generate rental income or to eventually sell for a profit.

Due to its unique features such as seclusion in the Dawn Beach area, beach access, and security; this property generates a long term rental of \$ 4000.00 per month and short term rentals of \$ 350.00-\$ 450.00 per night.

PROPERTY FEATURES

- 2 1/2 BATHROOMS
- 3 BEDROOMS
- BALCONY
- HILLSIDE VIEW
- OCEAN VIEW
- PARKING
- PATIO
- YARD