



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

Guana Bay Modern Villa For Sale

Guana Bay 📍 Sint Maarten

MLS# 1145324

Single Family Homes

1,195,000



District/Area: Guana Bay
Region/Country: Sint Maarten
Prop.Type: Single Family Homes
Prop.View: Ocean View
Beds: 4
Baths: 4½
Living Space: 1 m²
Land Area: 5,200 m²
Class: Residential

Features and Amenities

Condition

Well Maintained

Outdoor Features

Landscaped
Trees
Rural Setting
Private Setting

Furnished

Fully Furnished

Parking - Type

Driveway
Outdoor Parking

Parking - Visitors

With Visitor Parking

Air Conditioning

Ceiling Fans
Partial Air Conditioning

Yard / Landscaping

Partially landscaped
Private Yard
Manicured Lawn
Fully Walled
Fenced

Patio - Deck - Porch

Covered Patio

Near By

School(s)
Shopping
Town
University
Restaurants
Casino(s)

Swimming Pool

Large In-Ground

Rooms

Kitchen
Living Room
Dining Room
Home Office
Open Concept

Distinctive Features

Luxurious
Family Oriented

Remarks

luxury 4 bedroom modern villa in guana bay estate

guana bay is known to contain some of the largest villas in sint maarten, but nothing prepared me for this.

i have seen many villas, but rarely have i said 'wow!' when i enter the home. you have to see it, not a single picture can justify what you feel when you walk through the large front doors!

your family is going to love you for this home

family villa

as you enter the front door you are literally greeted by the ocean. expansive windows showcase and enhance the turquoise beauty of the atlantic ocean and st barthelemy in the distance

three bedrooms and the living area are on the same floor. spacious open plan living kitchen and dining gives this entire space a wow factor.

the large private master bedroom suite is on the far left away from the two family rooms, each with their own terrace.

you have 5200 square meters of land and plenty of green spaces to start your own farm! i am serious, its huge and it's all virtually flat

the large terrace is going to be your favourite. giving you the best views in guana bay while offering plenty of space for entertainment and lounging in privacy.

on the lower floor, is a large guest studio and a small gym. alongside the studio, you can easily build an additional bedroom with the existing structure. giving you a total of 5 bedrooms!

near the main gate you have a concrete car garage and an unused cottage which could be converted into a 2 bedroom apartment with private access, to add some short term rental income without affecting privacy.

very large cistern and septic installed.

- modern architecture with luxury elements.

- 4 bedrooms, 4.5 bathrooms

- you can add 2 more bedrooms to the villa; structure ready.
- private pool and large ocean facing terrace, open living and dining area.
- 5200 square meters or 56000 square feet of land. spacious paved front entrance to park 4 cars and 2 under a covered concrete garage.
- condition: in like-new condition, well maintained. the pool structure was undergoing some paintwork when i visited the villa.
- plenty of room for expansion. there were plans to build a much larger pool, which the owners will be more than happy to share.
- ocean views, st barthelemy and mountain views.
- infrastructure in guana bay is excellent. probably one of the best estates in sint maarten!
- parking for up to 6 to 8 cars.

modern guana bay villa

this 4 bedroom modern villa is located in a secluded eastern part of sint maarten and falls under the prestigious beachfront guana bay estate. this part of the island is known for its refreshing sea breeze and ocean views.

one of the many best features of this villa is the huge terrace with awe-inspiring views on one side and relaxing mountains on the other. this luxurious villa would make a perfect family home.

i always say, don't take my word for it, come and see it. feel the unique vibe this villa offers and you will certainly leave with the keys in your hand!