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

Las Brisas 2 Bedroom Marina Condo With Boat Slip For Sale

SXA# 603 Cole Bay 📍 Sint Maarten MLS# 1151100

Condos/Apartments	1,200,000
<div></div>	<div>SXA#: 603</div> <div>District/Area: Cole Bay</div> <div>Region/Country: Sint Maarten</div> <div>Prop.Type: Condos/Apartments</div> <div>Prop.View: Ocean View</div> <div>Beds: 2</div> <div>Baths: 3.0</div> <div>Living Space: 1 m²</div> <div>Class: Residential</div>

Features and Amenities		
<div>Parking - Spots</div> <div>Ample Parking</div> <div>Swimming Pool</div> <div>On-Site Pool</div> <div>Location Features</div> <div>Water front</div>	<div>Security</div> <div>24-Hour Security</div> <div>Gym/Fitness Center</div> <div>On-Site Gym</div> <div>On-Site Tennis</div> <div>Available Services</div> <div>Generator</div>	<div>Patio - Deck - Porch</div> <div>Balcony</div> <div>Distinctive Features</div> <div>Gated Community</div>

Remarks
<p>Las Brisas Marina Two Bedroom Condo For Sale</p> <p>St Maarten’s best waterfront condo! Experience the best in marina lifestyle at Las Brisas in Cole Bay. Exclusively offering this immaculate three-bedroom penthouse in Las Brisas for sale. A modern condo designed with a bright and open-plan living area offering direct access to a huge terrace offering sunset views over beautiful blue lagoons and green mountains.</p> <p>You will fall in love at first sight.</p> <p>This large and luxuriously spacious, modern two-bedroom and two-and-a-half bathroom condo, sits on the waterfront with beautiful calm lagoon views and a serene environment. You will love the sunsets from here while you admire your boat from your private balcony.</p>

Just steps from your own boat slip, so you can really enjoy island living at its finest. It is centrally located in Cole Bay on the Dutch side of the island of St. Maarten/Sint Maarten. It is conveniently close to the French side, giving you access to a plethora of activities and restaurants. Simpson Bay Beach just a short drive on the other side of the lagoon offers world-class beach facilities. The Las Brisas property is also very close to large grocery stores, wonderful restaurants, duty free shopping, fun nightlife, casinos and more. Its quite an incredible complete package!

Las Brisas 2 Bedroom Condo For Sale

One two-bedroom condo and one boat slip included.

Location: Cole Bay Marina, Sint Maarten

Luxury apartment with one level of living space located on high-floor of the building.

Two bedrooms and 2 full bathrooms and 1 half-bathroom.

The boat dock is shown in the photo.

1 large parking spaces, exclusively for your Las Brisas condo.

Air-conditioned.

Stunning lagoon and ocean views with unbelievable sunsets everyday!

Right next to Wyndham Port De Plaisance Resort.

From door to your boat slip in less than 2 minutes!

Full airconditioned living spaces.

Amenities included. Marina, waterfall pool, gym and 24/7 security!

Las Brisas, Cole Bay

This 2 bedroom St Maarten condo is situated within the 'Las Brisas' development which comprises a total of 40 units within five detached 4, 5 & 6 storey condominium blocks. The apartments range from two, three and four bedroom condos. The blocks within Phases 1 & 2 have been designed to take advantage of views of Simpson Bay Lagoon from their western facing terraces and were constructed around 2011. Phase 3 is situated towards the eastern side of the complex overlooking the pool area.

The Las Brisas apartments benefit from access to on-site amenities such as a communal swimming pool, gymnasium and on-site security. Tennis court(s) are also proposed. The subject unit is known as Las Brisas condo; and is located in the best building overlooking a prime position on the lagoon. The internal layout provides 2 bedrooms and 2.5-bathroom accommodation over one-level of spacious living area and is specified to luxury standard.

This luxury condo offers lagoon views from within the living area, dining area, kitchen, master bedroom and terrace. At the time of inspection, the subject unit was presented in immaculate condition with modern finishes and super built-in appliances.

Access to the Las Brisas apartments is via a manned security entrance gate. The common external areas include an asphalt surfaced driveway and designated parking areas, communal pool and gymnasium, elevators, site drainage and tropical landscaping.

Everything Around

Just 10 minutes to the Princess Juliana International airport. The French side of Saint Martin is just a five-minute drive to enjoy its quaint towns, wonderful French restaurants and rolling countryside. This lovely home sits in a very high-end gated community, with 24/7 security and has many extra features such as a beautiful swimming pool and also a fitness center. It is centrally located between the airport and Philipsburg so you can have easy access to everything on the Dutch side including Philipsburg with its incredible duty free jewelry and clothing stores. This home is also a great short-term rental property if you wish to make additional income, which we can help manage for you. The beautiful beaches of the islands of Anguilla and St. Barths are just a short boat ride away. This is a must see waterfront condo!

Nearby in Simpson Bay, you will find beaches, watersports, French bakeries, banks, drug stores, grocery stores, gyms, hairdressing salons, ice-cream parlours, massage centres, theatres, restaurants/bars, duty-

free shopping, casinos and night entertainment. Everything within a few minutes drive.

Food store: 3 mins drive to mini stores and 3 mins drive to a larger Carrefour supermarket.

Restaurants: Drive to Simpson Bay within 5 mins and experience the best culinary food the island offers. Or just take a boat across to Sale & Pepe and enjoy the island best Sicilian seafood.

Nearby Wyndham Port De Plaisance resort will provide additional world-class facilities within a short walk or drive including St Maarten's best fitness facilities.

Casino: Princess Casino at the Wyndham Port De Plaisance Resort.

Beaches: Simpson Bay Beach within 5 mins! Maho beach within 10 minutes.

Airport: 5 mins drive

Golf Course: Mullet Bay Golf Course within 10 mins drive

Yoga and fitness classes at Port De Plaisance.

Las Brisas SXM Construction Specification

The outline construction specification of Las Brisas condo is as follows.

Substructure

Reinforced concrete footings and ground floor slab. Block foundation walls.

Superstructure Walls & Partitions

Concrete block walls generally. Block internal walls. Some timber stud partitions.

Floor and Stairs

Reinforced concrete suspended slab. Concrete staircases.

Roof

Reinforced concrete flat roofs and terraces. Rainwater gutters and downpipes.

Windows & Doors

Bronzed aluminium framed casement windows. Solid timber panelled entry door. Solid timber panelled internal doors with profiled finish. A mix of louvered bi-fold and glazed sliding closet doors. Bronzed aluminium framed patio doors.

Floor Finishes

Porcelain or travertine tile flooring generally throughout.

Wall Finishes

Painted render finish to internal walls. Elastomeric external wall finish to external walls. Ceramic tile splashback tiles to kitchen. Porcelain tiles to bathroom.

Ceiling Finishes

Smooth painted finish to sheetrock ceilings in main living areas. Tongue and groove timber finish to bedrooms and outside terraces. Crown moulding in part.

Plumbing Installation

Good quality plumbing fixtures throughout. P.V.C. pipework installation to local codes. Mains water supply. Sewage disposal by mains.

Electrical Installation

Power and lighting installation connected to mains supplies.

Air Conditioning Installation

Central air conditioning to enclosed areas.

Cabinet Work

Custom solid timber kitchen and bathroom cabinets with quartz countertops.

Appliances

Good quality stainless steel appliances including built-in electric oven and microwave, separate ceramic hob, built-in microwave, dishwasher, fridge/freezer with ice dispenser and wine cooler. Stacked individual washer and dryer to utility closet.

Las Brisas St Maarten Facilities

24 Hour Security Guard House with rolling metal vehicular gate and single-entry pedestrian gate.

Concrete paved roadways and parking areas.

Concrete sidewalks and footpaths.

Site drainage comprising catch pits with heavy duty gratings and deep disposal wells.

Garbage enclosure.

Mature landscaping.

Communal infinity edge pool and hot tub.

Gymnasium.

Tennis Courts (proposed).

Concrete boundary walls.

Concrete docks/jetty.

PROPERTY FEATURES

24 HR SECURITY

BALCONY

GATED

GENERATOR

LAGOON VIEWS

LIFT

MOUNTAIN VIEWS

OCEAN VIEW

SEA VIEW

SECURITY

SWIMMING POOL

WATERFRONT VIEW