



**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

# Las Brisas Marina Condo With Boat Slip For Sale

Cole Bay 📍 Sint Maarten

**MLS# 1146737**

Condos/Apartments	<b>1,400,000</b>
-------------------	------------------



**District/Area:** Cole Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Condos/Apartments  
**Prop.View:** Lake Front  
**Beds:** 3  
**Baths:** 3.0  
**Living Space:** 1 m<sup>2</sup>  
**Class:** Residential

Features and Amenities		
<b>Condition</b>	<b>Boat Access</b>	<b>Near By</b>
Well Maintained	Boat Dock Boat Access Private Boat Access	Shopping Town Airport Restaurants Casino(s) Marina
<b>Swimming Pool</b>	<b>Distinctive Features</b>	<b>Location Features</b>
Above Ground	Luxurious Gated Community Balcony	Water Shore Water Access Quiet Area Private street No neighbours in the back Water front
<b>Accessibility</b>		
Easy Access		

Remarks
las brisas three bedroom condo for sale with boat

# dock

built in 2012, this las brisas condo is a sleek, contemporarily designed three bedroom property in the uber lagoon front complex of "las brisas". 2500 sq ft of, minimalistic, light filled, airy, space perfect for a small modern family, couple who loves entertaining or to be used as a short term rental for the most discerning of guests. design elements, like the recessed ceilings, track lighting and sliding windows, have been thoughtfully integrated to maximize the feel of luxury and elegance.

the foyer, a rarity in island real estate, leads to the open-concept common living areas fronted by a covered balcony with panoramic views of the las brisas marina and simpson bay lagoon. the kitchen is fully equipped with state of the art stainless steel appliances, a traditional embedded oven, 2nd convection oven, induction cooktop, double sink, rain head sink faucet, glass shelves and a large kitchen island that serves as both a work and dining space.

the three bedrooms are spacious and well appointed. walk out access to the balcony from the master bedroom through the sliding doors that take up an entire wall of the room and allow the room to be filled with tons of natural light. the spa like ensuite bathroom, with it's wood and glass finishes, features porcelain his & hers vanity sinks, whirlpool tub and a wet room type shower stall. each bedroom has a unique design element that lends a bit of character, for example the delightful beach scene painted on the wall of the 1st guest bedroom or the built in shelves and work station in the master.

Spend your days relaxing poolside yacht watching and evenings relaxing on the spacious balcony.

For boat lovers a great opportunity to own a boat slip directly in front of this residence is also available.