



**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

# Lot 2 Waterfront Cupecoy Development Land For Sale

**SXA# 666**                      Cupecoy 📍 Sint Maarten                      **MLS# 1151110**

Vacant Land                      **1,896,700**



**SXA#:** 666  
**District/Area:** Cupecoy  
**Region/Country:** Sint Maarten  
**Prop.Type:** Vacant Land  
**Prop.View:** Mountain View  
**Land Area:** 1,376 m<sup>2</sup>  
**Class:** Residential

## Features and Amenities

**Beach Access**

Near Beach

**Near By**

- Shopping
- Fitness Center
- Recreational Activities
- Airport
- Restaurants

**Location Features**

Water front

## Remarks

Waterfront Lot 2 Cupecoy Land For Sale

1376 sq meters or 14811 square feet of prime waterfront Cupecoy development land for sale. The most highly anticipated release of residential development land in Sint Maarten is located in Cupecoy. With waterfront access and a ready mega-yacht channel; the prime location of this lot offers amazing potential for residential development.

Lagoon waterfront feature offers access to a mega yacht channel and prime waterfront views. You have mountain views, ocean views, lagoon views and sunset views from this location!

Nearby developments like Porto Cupecoy and Shore Point represent outstanding success in the neighborhood. With virtually zero crime rate, and located close to the French border; the location of this Cupecoy land offers the owner the option to cater for tourists or locals.

Bordering the upscale Porto Cupecoy, this amazing piece of Cupecoy land has waterfront access with a nearby channel for easy docking facilities with a prime location in Cupecoy, St Maarten.

Just one apartment in Porto Cupecoy costs the same as the price for this land!

This Cupecoy land for development is a rare freehold waterfront property, that makes this an unmissable buy.

#### Cupecoy, St Maarten

Cupecoy, an upscale district in St Maarten is only 5 minutes drive from Princess Juliana International Airport and is conveniently located, just moments away, to the French border. Nearby in Maho, you will find 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:

5 mins walk to mini stores and 1 mins drive to a larger Carrefour in Porto Cupecoy.

#### Restaurants:

Mario's at The Cliff SXM, La Bodega, Bar Code, Tao Garden Thai, Spaghetti House, Fat Tonys, Yami Sushi, Chef India, Shogun, Natural Cafe, La Chingona Taqueria and more opening at the casino and nearby Fourteen Towers will provide additional world-class nightlife within 3-5 mins walk.

#### Casino:

Atlantis casino reopening soon within 3 mins walk and Porto Cupecoy offers Starz Casino.

#### Beaches:

Cupecoy Beach and Mullet Bay Beach within 3 to 5 mins walk.

#### Airport:

Just 5 to 10 minutes drive.

#### Golf Course:

Mullet Bay Golf Course within 3 mins drive

#### Yoga and fitness classes:

On-site and other nearby locations.

#### Cupecoy Beach, St Maarten

Just 2-minute walk from this lot; Cupecoy Beach offers a unique experience. Known as the gold coast of SXM, there is a reason why all homes here are valued over \$ 2m.

Known for its beautiful semi-private coves nestled among the limestone cliffs of Sint Maarten, Cupecoy Bay Beach is the perfect place for a taste of romance. It has gained a spot among the best beaches on the island of Saint Martin for its gorgeous views and breathtaking turquoise water.

Hidden rocky coasts and mysterious caves in Cupecoy Beach make this one of the best private beaches in St Maarten. The seclusion of these tiny coves also makes them popular among romantic couples.

You need to snorkel here because Cupecoy Bay Beach is home to many amazing and colorful sea creatures.

PROPERTY FEATURES  
LAGOON VIEWS  
MOUNTAIN VIEWS  
WATERFRONT VIEW