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

# Luxury Dawn Beach 4 Bedroom Villa For Sale

**SXA# 207**

Dawn Beach 📍 Sint Maarten

**MLS# 1153510**

Single Family Homes

**1,895,000**



**SXA#:** 207

**District/Area:** Dawn Beach

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 4

**Baths:** 4.0

**Living Space:** 1 m<sup>2</sup>

**Land Area:** 1,290 m<sup>2</sup>

**Class:** Residential

## Features and Amenities

### Yard / Landscaping

Garden  
Terrace

### Swimming Pool

On-Site Pool

### Distinctive Features

Gated Community  
Walk-In Closet

## Remarks

Luxury 4 Bedroom Dawn Beach Villa For Sale

Indulge in the epitome of luxury with this exquisite 4-bedroom, 4-bathroom villa on the east coast of Sint Maarten, Dawn Beach. Situated in a prime locale, the residence offers awe-inspiring ocean views of St.Barths in every room. The main villa boasts three bedrooms, each accompanied by a private ensuite bathroom. Additionally, a fourth bedroom is situated within a distinct one-bedroom apartment, complete with its own full kitchen and living area.

Upon entering the main villa, you are welcomed by a capacious and luminous living space, adorned with large windows that showcase panoramic ocean views of St. Barths. The living room is furnished with tasteful interiors providing an ideal setting for relaxation with family and friends. The dining area accommodates up to ten guests, and the gourmet kitchen is fully equipped for culinary endeavors.

Each of the three bedrooms within the main villa is elegantly appointed, featuring king-size beds, sumptuous linens, and private ensuite bathrooms with walk-in showers and soaking tubs. Furthermore,

each bedroom grants access to the pool area and outdoor living overlooking the ocean, allowing for waking up to the soothing sounds of waves each morning, a beautiful sunrise and breeze like no other.

The one-bedroom apartment, situated beneath the main villa, possesses its own private entrance, a fully equipped kitchen, a living room with a couch, and a bedroom with a king-size bed and bathroom. The apartment also offers ocean views from the living room and bedroom.

This villa presents an idyllic haven for relaxation in paradise, boasting an outdoor living area as impressive as its interior. Revel in the expansive pool, and a covered terrace with ample seating. Whether swimming, sunbathing, or savoring breathtaking views, every day promises a serene escape.

Nestled within a gated community with manne security, the villa ensures a secure and tranquil retreat.

Key Features:

4 bedrooms, 4 bathrooms

1920 square meters of land!

Main villa comprises 3 bedrooms with ensuite bathrooms and oceanfront balconies

One-bedroom apartment with full kitchen, living room, bedroom, and ocean views

Spacious and open living area with large windows

Gourmet kitchen fully equipped for culinary endeavors

Pool with covered terrace and seating

Gated community

HOA fee of \$ 3000 per year

Envision awakening to the rhythmic sounds of waves and the invigorating scent of ocean air. Step out of your bedroom to absorb the breathtaking view of the Caribbean Sea.

This villa provides an ideal backdrop for creating enduring memories with loved ones. Offering luxurious accommodations, panoramic ocean views, and boundless opportunities for relaxation and adventure, it ensures an unforgettable vacation.

Lifestyle Activities Around The Villa:

Relax on the beach or by the pool

Engage in swimming, snorkeling, or diving in the crystal-clear waters

Explore the diverse restaurants and bars in Sint Maarten

Take a day trip to Anguilla or St. Barths

Indulge in shopping in Philipsburg or Marigot

Visit the Butterfly Farm or the Sint Maarten Zoo

Hike to the summit of Sentry Hill for panoramic views of the island

Savor a romantic dinner at one of the fine dining establishments in Sint Maarten

Whether seeking a tranquil retreat or an adventurous escape, this villa in Sint Maarten caters to diverse preferences. Secure your reservation today and immerse yourself in the enchantment of the Caribbean!

PROPERTY FEATURES

CONCRETE ROOF

GATED

HURRICANE SHUTTERS

PARKING

SEA VIEW

SWIMMING POOL

TERRACE

TROPICAL GARDEN

WALK IN CLOSETS