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

Magnifique Almond Grove Villa With Cottage For Sale

SXA# 1174

Almond Grove 📍 Sint Maarten

MLS# 1145189

Single Family Homes

980,000



SXA#: 1174

District/Area: Almond Grove

Region/Country: Sint Maarten

Prop.Type: Single Family Homes

Prop.View: Ocean View

Beds: 4

Baths: 4.0

Living Space: 1 m²

Land Area: 998 m²

Class: Residential

Features and Amenities

Condition

Well Maintained

Outdoor Features

Landscaped
Flower Garden
Garden
Trees
Private Setting

Furnished

Fully Furnished

Parking - Type

Driveway
Carport
Garage
Concrete Paved

Storage

Plenty of Storage
Outside permitted

Security

Security Guard
Security Gate
Video Cameras
Night Security
24-Hour Security

Yard / Landscaping

Yard
 Large Yard
 Garden
 Patio
 Private Yard
 Fully Walled

Patio - Deck - Porch

Private Patio
 Private Deck
 Balcony
 Veranda
 Covered Patio

Near By

Shopping
 Town
 Fitness Center
 Tennis Courts
 Park - Green Area
 Recreational Activities
 Airport
 Bicycle path
 Restaurants
 Casino(s)
 Marina

Swimming Pool

Inground Pool
 Large In-Ground

Rooms

Family Room
 Breakfast Area
 Master Bedroom
 En-Suite Bath
 Open Concept
 Kitchen / Living / Dining

Distinctive Features

Luxurious
 Gated Community
 Balcony
 Open Concept
 Studio Apartment
 Guest Suite

Location Features

Quiet Area
 Convenience store
 Central

Topography

Sloped

Remarks**Luxury Almond Grove Villa For Sale**

Almond Grove villa Magnifique is a three-bedroom oceanview villa with a separate one-bedroom cottage and shed on the large ocean-view land in Almond Grove, Cole Bay, Sint Maarten. The land and position is very popular because you can see the sunsets from here with beautiful St Maarten in the background. The higher location gives you the privilege of better security, more land, unobstructed ocean views, sunset views and cleaner natural breeze. Another key feature of this Almond Grove villa is the low density of homes for better privacy and the protection of the mountain from strong winds. Perfect Caribbean home awaits you.

The architecture brings the best out of the landscape and villa to offer the perfect blend of nature and home.

Almond Grove Modern Villa For Sale

Condition: In like-new condition, villa with three bedrooms, three bathrooms, a private pool and a gorgeous real wood deck.

Additional: Plus cottage studio in excellent condition.

Price: \$ 1,100,000; NOW REDUCED to \$ 980,000!

Location: Almond Grove Estate in Cole Bay

Land size: 998 m2

Views: oceanview, lagoon view, marina view, mountain view, valley view.

Infrastructure: Excellent. Probably one of the best.

Lowest association fees of any estate with 24 hour security in Sint Maarten

Villa Magnifique is a recently built Almond Grove villa, on a large parcel of land sized 998m² located majestically on a gentle slope with an amazing ocean and sunset view. This Almond Grove villa is placed

on a well-paved road with . Utility lines and other infrastructure are all in place. The development is secured with entrance barriers 24/7. Several properties have been built already and are inhabited. Almond Grove estate is very popular and located close to several shops, supermarkets and schools.

PROPERTY FEATURES

4 BATHROOMS

4 BEDROOMS