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

## New Aqua 3 Bedroom Cupecoy Villa With Boat Slip For Sale

**SXA# 999**

Cupecoy Sint Maarten

**MLS# 1151817**

Single Family Homes

**1,650,000**



**SXA#:** 999

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 3

**Baths:** 4.0

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

**Land Area:** 501.02 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Outdoor Features**

Garden

**Swimming Pool**

Infinity Pool

**Parking - Spots**

Ample Parking

**Distinctive Features**

Gated Community

**Patio - Deck - Porch**

Balcony

### Remarks

Aqua Luxury 3 Bedroom Villa With Boat Slip

World-class architecture and design with a brand name Developer makes these Cupecoy villas including boat slip an absolutely sensational investment. Presenting a luxurious 400 square meter 3-bedroom mega villa with private boat slip and VIP access to the luxury amenities of Aqua Resort.

The Aqua Villas are a class above anything else in Sint Maarten in terms of luxury tiling, and kitchen fittings plus with the Aqua Resort and marina facilities providing an unrivalled experience in the St Maarten real estate scene; there is nothing that can be compared to this marvel.

The best part is the location. Located in the heart of Cupecoy you are walking distance to Cupecoy Beach, award-winning restaurants and 3 large international supermarkets. The Aqua Resort which offers more luxury facilities with your boat slip like fitness center, spa and marina add the finishing touch to this perfect villa development.

## Aqua Cupecoy Villa For Sale

This is a listing for a 3-bedroom villa in Aqua Villa Development under pre-construction.

Reserve your villa for just 10%.

Offering that little bit extra in every detail; like private green zone on every floor, private garden, large covered terrace on both levels, bathroom in every bedroom, private gated access to your villa, semi-covered car parking and a mature palms for that final all-important Caribbean touch.

With a private garden and private gated access on lot size of 501.02 m<sup>2</sup> (5381 square feet) this is a completely sensational villa in Cupecoy.

### Cupecoy Villa Ground Floor

The ground floor alone offers a huge 2700 square feet of indoor and outdoor space making this one of the best villa designs in Sint Maarten.

Interior surface 105.82 m<sup>2</sup>

Exterior surface 100.21 m<sup>2</sup>

Covering terrace surface 27.98 m<sup>2</sup>

Pool surface 27.69 m<sup>2</sup>

### Cupecoy Villa First Floor

The first floor offers 1500 of interior and outdoor space including a 300 square foot green zone for a beautiful outdoor space. Both bedrooms on this floor have a private bathroom and access to covered terrace. The lagoon views from this first-floor terrace are incredible!

Interior surface 79.93 m<sup>2</sup>

Balcony surface 26.84 m<sup>2</sup>

Planter surface 31.84 m

All other villas available on request.

### Aqua Cupecoy Villa

3 bedrooms, 3 master bathrooms and 1 guest W/C.

Detached 2 level villa offering private pool and boat slip

Private pool and deck.

One bedroom on the ground floor with direct access to outdoor terrace and pool.

Private garden with gated entry.

Low association fee

Private boat slip is located in Aqua Resort; just 1 minute walk from your villa.

5 minutes walk to Cupecoy beach, 10 minutes walk to Mullet Beach and 5 minutes to numerous restaurants, casino and bars.

### Aqua Cupecoy Villa Location

Located in Cupecoy; a premier district in Sint Maarten with luxury developments and access to the best beach in Sint Maarten; Mullet Bay Beach. Additionally offering Cupecoy Beach and Simpson Bay lagoon water access for marina facilities. An international Canadian school offers your family world-class education facilities such a few minutes walk away. Furthermore the development of Aqua Resort and other new developments in Cupecoy currently makes this location a premium destination for luxury travel and stay.

### PROPERTY FEATURES

3 BEDROOMS

4 BATHROOMS

BALCONY  
GATED  
LAGOON VIEWS  
MOUNTAIN VIEWS  
OCEAN VIEW  
PARKING  
SWIMMING POOL  
TROPICAL GARDEN