



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

New Aqua Villa 4 Bedroom Cupecoy Villa With Boat Slip For Sale

SXA# 999

Cupecoy 📍 Sint Maarten

MLS# 1151816

Single Family Homes

1,950,000



SXA#: 999

District/Area: Cupecoy

Region/Country: Sint Maarten

Prop.Type: Single Family Homes

Prop.View: Ocean View

Beds: 4

Baths: 5.0

Living Space: 1 m²

Land Area: 574 m²

Class: Residential

Features and Amenities

Parking - Spots

Ample Parking

Patio - Deck - Porch

Balcony

Security

24-Hour Security

Swimming Pool

Infinity Pool

Yard / Landscaping

Garden

Distinctive Features

Gated Community

Walk-In Closet

Remarks

Aqua Luxury 4 Bedroom Villa With Boat Slip

World-class architecture, beautiful location and lagoon views with a brand name Developer makes these Aqua villas including boat slip an absolutely sensational investment. Presenting a luxurious 450 square meter 4-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

This is a listing for a 4-bedroom villa in Aqua Villa Development under pre-construction.

Reserve your villa for just 10% deposit.

Offering that little bit extra in every detail; like private gated access for villa, ocean views, large garden, covered terrace for every bedroom, private bathroom in 3 bedrooms, fully-covered car parking and a boat slip.

With a large tropical garden and private gated access on land size of 574 m² (6000 square feet); this is a completely sensational Aqua Villa property in Cupecoy.

Cupecoy Villa Ground Floor

The ground floor alone offers a spacious 3000 square feet of indoor and outdoor space making this one of the most luxurious modern villa designs in Sint Maarten.

Interior surface 118.76 m²

Exterior surface 74.56

Covering terrace surface 60.32 m²

Pool plus infinity overflow surface 30.89 m²

Cupecoy Villa First Floor

The first floor offers 1800 square feet of interior and outdoor space including a 340 square foot ocean view covered balcony for a beautiful outdoor space. Two bedrooms on this higher floor have a private bathroom and one has a shared access to another bathroom. Every bedroom has access to a private terrace with lagoon views. Incredible design.

Interior surface 134 m²

Balcony surface 32.46 m²

All other Aqua Villas available on request.

Aqua Cupecoy Villa

4 bedrooms, 3 master bathrooms, 1 shared bathroom and 1 guest washroom.

Detached 2 level villa offering private infinity pool and boat slip

Large private infinity pool and deck.

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

Private garden with complete 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 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

24 HR SECURITY

4 BATHROOMS
4 BEDROOMS
BALCONY
CONCRETE ROOF
EN SUITE BATHROOMS
GATED
INFINITY POOL
LAGOON VIEWS
MOUNTAIN VIEWS
OCEAN VIEW
PARKING
SEA VIEW
SECURITY
SWIMMING POOL
TROPICAL GARDEN
WALK IN CLOSE