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

## New Cupecoy Estates 2 Bedroom Townhouse With Private Pool For Sale

**SXA# 777**

Cupecoy 📍 Sint Maarten

**MLS# 1150566**

Single Family Homes

**575,000**



**SXA#:** 777

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 2

**Baths:** 2½

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

**Building Type:** Townhouse

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

**Class:** Residential

### Features and Amenities

#### Security

24-Hour Security

#### Swimming Pool

Inground Pool

#### Yard / Landscaping

Garden

#### Patio - Deck - Porch

Patio

### Remarks

Cupecoy Estates - Modern Townhomes For Sale

19 2-Bedroom Townhouses - Pre-Construction

Century21 exclusively presents 19 luxury townhomes for sale in Cupecoy, Sint Maarten. Built by a Developer whose team has a passion for construction with fervent attention to detail. Designed with a neutral theme, the 100% concrete construction is developed with all the possible security and protection features you would want your family home to have.

Rockstar outdoor living with a tiled outdoor patio, private pool, and a garden for your green hobbies.

Cupecoy Estates is an excellent rental investment project with prices even lower than condos considering

you own a piece of St Maarten land!

2 BEDROOMS

2.5 BATHROOMS

Private Pool

Private Garden

Private Parking

Full-ownership.

Construction Start Date: Late 2023

Possession Date: Late 2024

2023: A1, A4, A6, A7, A10, A12, A13 and A13 sold already!

Call Ritika on +17215261819 to reserve a unit now.

Bring your signing pen!

This is prime development in an upscale location. Quiet, secure and private; Cupecoy Estates offers 2-bedroom townhomes each with a private pool.

Beautiful design with a seamless experience.

Each townhouse offers stunning rooftop ocean views, large kitchen/dining and living area on the ground floor and two large bedrooms on the middle floor. Outstanding construction details and ocean views make this the best purchase in Cupecoy!

Quality Finishings:

American standard appliances like the pictures.

Large modern tiles in light grey size 60x60cm

The kitchen countertop is in high-quality quartz white.

Kitchen backsplash: white subway tiles

The cabinets will be white with black handles

Paint color: interior ceilings will be white, interior walls decorators white, and has a little touch of grey in it.

Townhouse Purchase Payment Structure:

USD 15,000 for Reservation.

15% Deposit

15% End of Homes Foundation

15% Start of Homes Structure

20% End of Homes Structure

10% Start of Drywall/Plaster

10% Start of Tiles

10% Start of Windows/Doors

5% Completion

Prices

Cupecoy Estates: A1

Total Size: 305m<sup>2</sup> / 3,283sqft

Private Garden with Pool: 123m<sup>2</sup> / 1,324sqft

Pre Construction Price: \$ 575,000

Cupecoy Estates: A2

Total Size: 240m<sup>2</sup> / 2,583sqft

Private Garden with Pool: 59m2 / 635sqft  
Pre Construction Price: \$ 505,000

Cupecoy Estates: A3  
Total Size: 235m2 / 2,530sqft  
Private Garden with Pool: 53m2 / 571sqft  
Pre Construction Price: \$ 490,000

Cupecoy Estates: A4  
Total Size: 231m2 / 2,487sqft  
Private Garden with Pool: 48m2 / 517sqft  
Pre Construction Price: \$ 475,000

Cupecoy Estates: A5  
Total Size: 225m2 / 2,422sqft  
Private Garden with Pool: 43m2 / 463sqft  
Pre Construction Price: \$ 460,000

Cupecoy Estates: A6  
Total Size: 220m2 / 2,368sqft  
Private Garden with Pool: 38m2 / 409sqft  
Pre Construction Price: \$ 450,000

Cupecoy Estates: A7  
Total Size: 215m2 / 2,314sqft  
Private Garden with Pool: 33m2 / 355sqft  
Pre Construction Price: \$ 435,000

Cupecoy Estates: A8  
Total Size: 210m2 / 2,260sqft  
Private Garden with Pool: 28m2 / 301sqft  
Pre Construction Price: \$ 424,000

Cupecoy Estates: A9  
Total Size: 218m2 / 2,347sqft  
Private Garden with Pool: 35m2 / 377sqft  
Pre Construction Price: \$ 440,000

Cupecoy Estates: A10  
Total Size: 258m2 / 2,777sqft  
Private Garden with Pool: 76m2 / 818sqft  
Pre Construction Price: \$ 550,000

Cupecoy Estates: A11  
Total Size: 244m2 / 2,626sqft  
Private Garden with Pool: 63m2 / 678sqft  
Pre Construction Price: \$ 520,000

A12, A13, A14, A15, A16, A17, & A18  
Each Total Size: 236m2 / 2,540sqft  
Each Private Garden with Pool: 55m2 / 592sqft  
Each Pre Construction Price: \$ 500,000

Location:

What a location! Right in the heart of Cupecoy, the most sought-after district in Sint Maarten. Standing tall

above the lush green surroundings of Cupecoy; these multi-level townhouses offer fabulous ocean views from the rooftop terrace showcasing the panoramic lagoon waters and the world-famous hills of Terres Basses. Wow!

Cupecoy Estates is located on The Golden Coast of Sint Maarten, in the most sought-after district; Cupecoy. The place where the magic happens, where the sun sets in oranges like no other.

You are only 5 minute's walk to Cupecoy Beach, and 10 minute's walk to Mullet Bay Beach. Restaurants, supermarkets and French Croissants are just 5 minutes walk from your doorstep!

Located near the French border, you have access to the pristine beauty of the French side with the upscale neighborhood of Terres Basses in the vicinity offering a protected nature zone to maintain the beauty of your ocean views.

Uniquely this location is simply 3 minute walk to Canadian International School (CIA); making this the PERFECT location in St Maarten for a family looking for safe, fun and private setting.

Ask us for the floor plans for each individual unit mentioned above.

Modern Design:

Century21 Managed - Home Owners Association

The homeowners association will be fully managed by Century21. Providing 25 years of property management experience and a team of experts that fulfill your every need. Always.

Cupecoy Estates - Developer Profile:

The developer of Cupecoy Estates has first-hand knowledge of the beauty of Sint Maarten having lived here for over 20 years. Over those 20 years the developer has designed and developed several successful projects and understands the needs of every type of buyer. Keeping the buyer in mind Cupecoy Estates comes with everything a homeowner would want and need. The developer has also made sure that the homes are being sold at a great price insuring the success of Cupecoy Estates not only for today but for the future, truly making these homes perfect for every buyer.