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

## New Las Colinas Point Blanche Condo For Sale

**SXA# 317**

Pointe Blanche 📍 Sint Maarten

**MLS# 1151380**

Condos/Apartments

**325,000**



**SXA#:** 317

**District/Area:** Pointe Blanche

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 2

**Baths:** 2½

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

**Class:** Residential

### Features and Amenities

**Parking - Spots**

Ample Parking

**Kitchen**

Central cooking island

**Patio - Deck - Porch**

Balcony

**Floors**

Ceramic Tiles

### Remarks

New Construction Las Colinas 2 Bedroom Condo For Sale

Wow, what a location! Set within the old hills of Point Blanche, Century21 presents to you a 2-bedroom, 2.5 bathroom ocean view condo in a beautiful, safe location. This is where your future begins.

Las Colinas is nestled on the hillside of Pointe Blanche with spectacular ocean views of the Caribbean Sea. From every balcony you will enjoy the ocean views with mountains of St. Barthes, Saba, St. Kitts, Nevis, and St. Eustatius offering a picturesque view every single day of your life! This is what we live for!

The neighborhood is upscale with a number of high profile neighbors. This is paradise! You can see these breath taking views of the ocean from your balcony, living room, and from your bedrooms. For added bonus of privacy and security all condos have been fitted with strong hurricane shutters. One of the features I love is the unique entrance porch (not in photos) that every apartment offers; offering the chance to use the space as a second balcony or a green zone.

As you enter the modern condo you arrive in a beautiful open-plan space with a contemporary kitchen and spacious living area right before the endless blue ocean views which can be seen from the panoramic balcony. The two large bedrooms have built in modern bathrooms with custom fitted wardrobes. The bedroom truly offers the best ocean views I have experienced. Make each morning ultra-special! Photographers use this location for capturing the awe-inspiring sunrises here.

You are lucky to be the new owner of these modern condos in Point Blanche, St Maarten.

The condos are Developed by a family with the experience of many similar developments in the past. This is a flagship development and everything has been developed and designed with longevity, lifestyle and convenience. It is expected this development will sell-out completely. Highlights are the awesome ocean views and low price per square foot!

#### Point Blanche Condo For Sale

Each condo measures approximately 1300 square feet.

Ceramic tiles for a modern look everywhere.

Spacious balcony offering beautiful ocean views towards St Barths.

Both bedrooms have ensuite bathrooms.

The apartment also includes a half-bathroom for the common living spaces.

Quality fittings and statement kitchen island which also turns into a breakfast bar!

Spacious bathrooms with designer finishing that offers neutral shades and contemporary touch.

The blue azure ocean views from here are amazing.

100% concrete building, roof and structure.

Shared open patio for family meetings.

Parking for each apartment.

#### Las Colinas Condos

A three-level apartment building consisting of six 2-bedroom apartments and 2 studios with a laundry room. Each having front stairs and balcony, Kitchen, Dining / Living room, powder room, and balcony facing the ocean side. Each apt. has 2 bedrooms with their own bathrooms and built in closet.

Traditional blockwork construction with reinforced concrete columns, ring beam & floor. Roofing is exposed 3" x 6" rafters covered with reinforced concrete.

Finishing Materials: Porcelain and anti-slip floor tiles, glazed wall tiles. Alm. / Glass shutter windows with roll-up aluminum shutters. Wood front door. Solid wood panel interior doors. Cabinets & cupboards finished with stained wood doors and drawer fronts and topped with granite. Locks and hardware of Euro-type and Euro Standard sanitary equipment. Interior paintwork is water-based. Dry vit stucco on the exterior of the entire building.

Structure of the building is erected in traditional 8" + 6" block work and reinforced concrete elements. Internal non load-bearing partition walls are constructed with engineered structural panels.

#### Long Term Investment

This Point Blanche apartment may be isolated from St Maarten's eclectic nightlife; but it offers a typical Caribbean vacation of oceans, nearby beaches and solitude for absolute peace of mind. This makes this ideal for AirBnB vacation rentals. You could make \$ 250 a night per apartment. With a 60% occupancy rate for 10 months a year; you will make \$ 45,000 per apartment every year!

#### Location: Point Blanche, St Maarten

These Point Blanche condos are in a paradise location in St Maarten with a plethora of upscale apartments and residences dominating the hills. Home to some of the largest homes on the island and ocean views that are arguably the best on the island, all this means Point Blanche really holds its property value.

#### PROPERTY FEATURES

2 1/2 BATHROOMS  
2 BEDROOMS  
BALCONY  
BUILT IN WARDROBES  
CONCRETE ROOF  
EN SUITE BATHROOMS  
OCEAN VIEW  
PARKING  
SEA VIEW