



**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

## Oceanview Condo Development Land In Cupecoy For Sale

**SXA# 999**

Cupecoy 📍 Sint Maarten

**MLS# 1153534**

Vacant Land

**6,500,000**



**SXA#:** 999

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Vacant Land

**Prop.View:** Ocean View

**Land Area:** 3.50 Acres

**Class:** Residential

### Features and Amenities

#### Location Features

Water front

### Remarks

Prime Cupecoy Development Land

Premium development land in Cupecoy on site of a famous resort with international credibility. An iconic history with heritage. St Maarten's greatest!

January 2023: Available now.  
Call Ritika on +17215261819.

10000 square meters of flat Cupecoy development land with the possibility to build 60 townhomes, 120 room hotel or 130 upscale residences.

We have some plans for three residential towers including an amenities centre housing vacation rental studios. The drawings are a look into the future of Sint Maarten. Modern, upscale with a focus on panoramic views.

The location has an 'x-factor'. The views are panoramic encompassing the mountains of St Maarten and

unique to this particular cliffside location. Once you are in the estate, its another world.

#### Cupecoy Development Land

3.5 acres or 150694 square feet or 14000 square meters of land.

With waterfront access to build a small boat dock.

Unique to this location: lagoon, ocean and mountain views.

Can accommodate up to 130 residences. Depending on your plans, maybe more.

There has already been talk of a 120 room hotel in this location.

1 minute walk to the waterfront.

10 minutes to famous Mullet Beach or Cupecoy Beach

Restaurants, school, golf course and casino nearby.

#### Whats Around:

You share a wall with the American Medical School near the lagoon

On the other side is the Canadian International Academy

Just near the entrance you have Campus Village, 55 budget apartments for university students.

The access road is shared with residents who live on the edge of the property.

Down the cliff you have luxury waterfront villas, each for a cool \$ 1,000,000.

Previously the land was occupied by the iconic award-winning Summit Hotel. Now closed, the land has been cleared of all debris and structures, providing you with a blank canvas.

#### Developer Vision:

The land is subdivided into multiple lots, each housing its own unique 3000 square feet three-bedroom luxury townhouse with private parking.

If you use the existing layouts, you will end up with very spacious townhomes. See images for old structures.

#### Market Comparable:

Cupecoy is considered an upscale community.

A 2 bedroom condominium with ocean view sells for \$ 575,000

A 3 bedroom condominium with ocean view sells for \$ 700,000

A 3 bedroom townhouse with ocean and lagoon views would sell for \$ 1,100,000 at least.

Villas are rare in this location due to the high cost of land.

Mullet14 a new luxury condominium complex currently under construction (and 80% sold out) sells its condominiums at USD3000 per square meter.

#### PROPERTY FEATURES

LAGOON VIEWS

MOUNTAIN VIEWS

OCEAN VIEW