



**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

**\*OffMarket\* Atrium Two Bedroom Simpson Bay Beachfront Condo**

Simpson Bay 📍 Sint Maarten

**MLS# 1146571**

Condos/Apartments	<b>700,000</b>
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**District/Area:** Simpson Bay  
**Region/Country:** Sint Maarten  
**Prop.Type:** Condos/Apartments  
**Prop.View:** Beach Front  
**Beds:** 2  
**Baths:** 2.0  
**Living Space:** 1 m<sup>2</sup>  
**Class:** Residential

**Features and Amenities**

<b>Condition</b> Well Maintained	<b>Outdoor Features</b> Beach Bay	<b>Beach Access</b> Near Beach Path to Beach Beach Access
<b>Swimming Pool</b> On-Site Pool	<b>Distinctive Features</b> Apartment	<b>Available Services</b> Electricity Indoor parking Concierge SPA Office On-Site Storage Unit Stand-by Generator

**Remarks**

offmarket two bedroom condo at ramada atrium  
simpson bay beachfront wyndham resort offmarket

Beautifully decorated, spacious, fourth floor 2 bedroom suite apartment overlooking the ocean with stunning views. All the comforts of home steps away from the beach and in the popular Simpson Bay area with all its amenities (restaurants, shopping, activities and more). Everything is included in the fees: utilities, internet, twice weekly housekeeping with linens, beach towel service, hurricane insurance, multiple gated underground parking spots, 24/7 security, gym access, exterior maintenance, and pool. Whether this will be your home or an investment, you can't go wrong with this property its location and construction are proven. This was one of only a few buildings in St. Maarten that sustained only minor damage from Hurricane Irma and never lost power or fresh water. This ocean facing unit sustained absolutely no damage.

- large two-bedroom beachfront condo at wyndham atrium resort
- 2 bedrooms.
- 2 bathrooms.
- 1100 sq ft of internal living space
- 340 sq ft of covered terraces
- 2 private terraces, one access via living room and another via the master suite.
- well designed modern kitchen.
- contemporary interiors
- condition: excellent.
- secure beach access.
- included in condo fees: utilities, internet, twice weekly housekeeping with linens, beach towel service, hurricane insurance, multiple gated underground parking spots, 24/7 security, gym access, exterior maintenance, and pool.

## atrium, st maarten

Situated in Simpson Bay, Sint Maarten, the Ramada Simpson Bay resort features a secluded beach, the Greenhouse Restaurant and tropical-style condo with kitchen spaces. The Hollywood Casino site is 366 m across the road.

Kim Sha Beach is less than 200m from the Atrium Beach Resort. The international airport Princess Juliana International Airport is 2.4 km away.

Every condo features large bedrooms, private patio, some with lagoon and ocean views. All beachfront condos at the Atrium Beach Resort provides air conditioning and a private lanai or balcony with seating area.

## why atrium?

Convenience and nightlife. Access to best of St Maarten.

You come to St Maarten for more than sun and mojitos; you come to St Maarten because of world class nightlife! Its all here, in the midst of white sands and turquoise waters, you are within minutes to every cuisine you can think of. Plus the Atrium resort offers you all the amenities, handy guy, cleaning, concierge and even a world class spa!

Bad hair day? Visit the beauty salon in the lobby!

A little bit of lobster? Lee's Roadside Grill directly opposite the Atrium.

Healthy sushi? Just 3 minutes walk to Puerta Del Sol.

Breakfast? Stroll over to infamous Yacht Club with the passing mega-yachts as your morning view.

Wagyu steak? Walk 3 minutes on the beach and Roxxy Beach will serve you world class meat and fine wines.

Curry in a hurry? Walk 1 minute into Pelican Key and the curry smell will guide you!

A game of billards or darts? Greenhouse Beach Bar, being part of the Atrium offers relaxing environment with great atmosphere for a quiet poolside night with drinks and snacks.

In the words of a guest:

The main reason we book Atrium is because of the convenience. Everything you can possibly need is walking distance. We particularly enjoy a stroll and dinner at the yacht club.

Guest review 2020

## investment guaranteed

Operating as a branded resort in St Maarten **guarantees your investment**; Atrium Beach Resort and Spa St Maarten a Ramada by Wyndham.

Nothing will prepare you for the vacation rental demand you will get for this beachfront resort condo. 70% of all our vacation rental requests ask for Simpson Bay as their preferred location. This means you are not just buying real estate, you are buying a income generating business with a considerable return on your investment.

Add the benefit of living in a resort, and you have a magic money making formula ready!

KEY FACTOR: Wyndham brand reflects on your property with a guaranteed return.

## financial projections

You buy the condo for 0,000

### rental income

Rent on short-term contracts managed by Century21.

Two-bedroom condo at The Atrium Resort. Sleeps 6 guests.

Rate per night: 0 per night (lowest rate)

At a St Maarten average of 70% occupancy you will rent it for approximately 250 nights a year.

Gross annual income: ,000

Association fees: 00 per month; so ,000 a year.

Net annual income: ,000

Rent the property for 7 years and generate over 0,000.

Then sell it for over 0,000!

Don't work for money, let money work for you!

I am very confident that you will not find a better value beachfront condo.

To be transparent let me show you comparable Simpson Bay beachfront condos:  
simpson bay one bedroom condo right on the beach for 5,000! No resort amenities, no pool and no guarded security.

two bedroom right on the beach condo for 0,000. And again, on the same Simpson Bay Beach but 0,000 more than the atrium simpson bay condo.