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

## **\*OFFMARKET\* Tradewinds 2 Bedroom Cupecoy Condo For Sale \*OFFMARKET\***

**SXA# 777**

Cupecoy 📍 Sint Maarten

**MLS# 1151370**

Condos/Apartments

**395,000**



**SXA#:** 777

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Other

**Beds:** 2

**Baths:** 2.0

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

**Class:** Residential

### **Features and Amenities**

#### **Parking - Spots**

Ample Parking

#### **Available Services**

Generator

#### **Security**

Security Gate

#### **Swimming Pool**

On-Site Pool

### **Remarks**

**\*OFFMARKET\***

**2 Bedroom Tradewinds Condo For Sale**

A totally excellent renovated two bedroom, two bath unit at Tradewinds, Cupecoy. This property has been renovated from floor to ceiling with higher end materials.

Living space is approx. 1,100 sq ft. and has lots of windows so it is light and bright.

Separate laundry room and good storage space. The unit faces East so there is a near constant breeze and is on the first floor so no stairs to deal with.

Whether you are looking for a full-time or part-time residence, or an income producing property, Tradewinds could be great choice as it is close to the AUC medical school, Mullet Bay Beach, Cupecoy Beach, restaurants, grocery stores and more.

This adds to the ROI value and the resale price. Especially when the price is so low.  
Imagine a two bedroom condo at Fourteen is for sale at no less than \$ 700,000!

Currently this Tradewinds Apartment in Cupecoy is being used in the latter way, generating rental income from BOTH units. Both units have washer and dryer. Both have been kept in tip-top shape and are very much turn-key, furnished and ready to go. The new owner could choose to carry on with this configuration and realize a high return on investment, or choose to use one section of the apartment and rent one section, or use both. Options are numerous.

Located in the Tradewinds at Cupecoy near the fabulous Cupecoy Beach, the amenities are plentiful. They include a large pool, gated security, generator, common area WIFI, screened in club-house, Pavilion with kitchen facilities, assigned parking and much more...all with a very reasonable HOA fee, currently \$ 468/month including INSURANCE!

#### PROPERTY FEATURES

2 BATHROOMS

2 BEDROOMS

24 HR SECURITY

COMMON POOL

GATED

PARKING