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

## Oyster Pond St Maarten Villa Magnificence For Sale

Oyster Pond 📍 Sint Maarten

**MLS# 1154233**

Single Family Homes

**1,445,000**



**District/Area:** Oyster Pond  
**Region/Country:** Sint Maarten  
**Prop.Type:** Single Family Homes  
**Prop.View:** Ocean View  
**Beds:** 4  
**Baths:** 5½  
**Living Space:** 360 m<sup>2</sup>  
**Land Area:** 3,875 ft<sup>2</sup>  
**Class:** Residential

### Features and Amenities

#### Furnished

Fully Furnished

#### Swimming Pool

On-Site Pool

#### Security

24-Hour Security

#### Rooms

En-Suite Bath

#### Yard / Landscaping

Garden

#### Distinctive Features

Gated Community

Balcony

Guest House

### Remarks

Oyster Pond Four Bedroom Villa For Sale

Villa Magnificence; a St Maarten Oyster Pond villa guaranteeing maximum privacy and spectacular views of St. Barths and the surrounding beaches.

The Oyster Pond villa has a living area of approximately 360 sq m = 3,875 sq ft and is located in a gated community whose entrance area is monitored 24 hours a day by a security service. The main villa has three bedrooms with ensuite bathrooms as well as an additional guest toilet, and the guest house contains one bedroom, one bathroom, and a fully equipped kitchen.

Main House

3 bedrooms, 3 en-suite bathrooms, 1 guest bathroom and living room with 11m height.

LEVEL 00:

CISTERN STORAGE: 11.9 m2

LEVEL 01:

MAIN LEVEL: 184.3 m2

LEVEL 02:

UPPER (Entry) LEVEL: 122.6 m2

TOTAL INTERIOR UNDER ROOF AREA: 318.8 m2

ACTUAL FOOTPRINT OF HOME {INCL. COVERED AND OPEN TERRACES: 365 m2

Main Level 1

Upper Level 2

Guest House

Private entrance to 1 bedroom, 1.5 bathroom, 1 kitchen, living room duplex guest house.

Location:

Villa Magnificence is situated in a 2031 sq m = 0.5 acre tropical garden on the top of the Oyster Pond Hill. This area is one of the most exclusive and expensive residential addresses on St. Maarten. It is a 2 - 3 minute drive to the beautiful sands of Dawn Beach. Even to the French side with all the wonderful restaurants and boutiques, the journey time is only 2 minutes.

Heritage:

Constructed in concrete in 1997, Villa Magnificence incorporates all the charm of a Caribbean Villa, with the luxury of Italian marble in all bathrooms and floors, as well as real Mexican terracotta tiles in the exterior areas.

Villa Leones is impeccably furnished in European style, and boasts high-quality tropical wood fixtures, marble bathrooms, granite surfaces in the kitchens, etc. It is being sold fully furnished, with some antiques and valuable pictures, and two large bronze lions from the 17th century at the entryway. The villa also has a solar power system, Internet access in all the rooms, and a UV water purification system.

Villa Magnificence was fitted with a new hurricane-proof roof and windows. Sturdy new electric shutters protect the windows from strong winds and also serve to darken the rooms.

In addition, the private access road leading to the villa is protected by a sturdy automatic iron gate.

Fully furnished with partly European antique equipment Granite kitchen counters

Marble bathrooms

Brass lions at the entryway

Solar system

UV water cleaning system

A/C's in all bedrooms

Fully equipped kitchen in the main and in the guesthouse

Many covered balconies and verandas

Pool 45m3

Fenced Yard

Guest House

Marble/ Terracotta flooring

Cistern room for 20m3 water with overlying sheltered sun terrace Separate room with washer and dryer

Gazebo with a spectacular view

Covered carport for 2 big cars

Oyster Bay is a unique location that it is divided by French side and Dutch side. The harbor from Oyster Pond protects sailboats and charters from the choppy Atlantic Ocean. It is a magnificent marina with a

popular resort and plenty of waterfront restaurants including a great nightlife.

Oyster Pond started as a Marina destination which has grown into a upscale villa estate. Owning a home here is synonymous to luxury and privacy. One of the only places in Dutch St Maarten where privacy is guaranteed.

A typical three-bedroom Oyster Pond villa will come with large grounds, majestic architecture and ocean views everywhere. This is typical of all Oyster Pond Villas.

Oyster Pond Villas Reviews

Best Hidden Gem

The Oyster Pond Area is quiet, lovely, and offers marina and sea views of St. Barts. Voyager offers ferry service to St Barts from Oyster Pond vs traveling to Simpson Bay. Many restaurants to please the palette vs driving back to downtown or Simpson Bay. If you are looking for quiet, relaxing, away from hustle and bustle of daily living this IS THE PLACE!!

Guest review