



**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

## Panoramic Little Bay 4 Bedroom Villa Estate For Sale

**SXA# 33**

Little Bay Sint Maarten

**MLS# 1150583**

Single Family Homes

**1,760,000**



**SXA#:** 33

**District/Area:** Little Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Panoramic

**Beds:** 4

**Baths:** 4½

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

**Building Type:** Resort Apartment/Villa

**Land Area:** 1 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Distinctive Features

Walk-In Closet

#### Basement

Finished basement

#### Exterior - Misc

BBQ

### Remarks

Little Bay Mexicana 4 Bedroom Ocean View Villa For Sale

A masterpiece of panoramic architecture; with views from everywhere and immense potential to increase the property's value with a measured approach. A luxury 4-bedroom villa plus 2-bedroom apartment offering intimacy and warmth with lots of natural light and warmth through large windows that spills in the sun generously in every room and space.

The spacious villa consists of a 4-storey single family villa with a 2-bedrooms apartment and a combined gross covered area estimated at 805 m<sup>2</sup>.

The main access to the villa is at level +2 (upper level) where the foyer is located and all levels are connected by a central circular staircase. The garage is also located at this level as are workshop buildings and a parking area.

On level +1 (middle level) the living areas with a pool, spa and deck are located towards the SE. A gazebo

and BBQ area are also evident here. A stair leads to the basement where a mini golf area and technical room can be found. A theatre is also located in the basement, which occupies partially the level +1 and level 0.

The lower level is also the main dormitory area with a laundry room and a wine cellar.

A 2-bedroom apartment lies to the NW side of the villa and shares two levels of the building. The living areas are located at level +1, being the mid level of the dwelling.

MAIN VILLA, INTERNAL size is 436 m2  
MAIN VILLA, COV. TERRACES 101 m2  
2-BDR APT, INTERNAL 98 m2  
2-BDR APT, COV. TERRACES 27 m2  
WORKSHOP 31 m2  
GARAGE 53 m2  
STORAGE & TECH. ROOMS 32 m2  
BBQ & GAZEBO 27 m2  
TOTAL COVERED SPACE 805 m2  
POOL 36 m2  
POOL DECK 30 m2  
UNCOVERED AREAS 101 m2

A GRANDE villa with grand views. What a deal!

Little Bay Villa For Sale

Main Villa

Foyer / entrance area

Living room

Cinema room

Mini-golf room

Dining room and breakfast room

Kitchen

Large pantry

Library

Wine cellar

Laundry room

Garage and parking

Office

3 storage rooms

4 bedrooms

4.5 bathrooms

Dressing room

Pool, spa and deck

4 terraces and patios

Technical room with pool pump and electrics

Workshop room with tools

Apartment

open-plan living dining room

Kitchen

2 bedrooms

2 bathrooms

2 terraces

Laundry / closet