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

# Pelican Heights Simpson Bay 2 Bedroom Modern Condo For Sale

**SXA# 702**

Cupecoy 📍 Sint Maarten

**MLS# 1150848**

Condos/Apartments

**870,000**



**SXA#:** 702

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 2

**Baths:** 3.0

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

**Building Type:** Duplex

**Class:** Residential

## Features and Amenities

### Outdoor Features

Garden

### Patio - Deck - Porch

Balcony

### Parking - Spots

Ample Parking

### Security

24-Hour Security

## Remarks

Pelican Heights Simpson Bay Condos For Sale

Two-bedroom luxury condo for sale in Simpson Bay with magnificent lagoon and ocean views. Currently due to be completed in 2023; Pelican Heights in the heart of Simpson Bay is being sold as pre-construction.

Already under construction at the moment. Beautiful location on the edge of Simpson Bay and Pelican Key, offering unique views towards the lagoons and oceans.

The location offers the best of Simpson Bay and Pelican Key; with the beaches and marina's of Simpson Bay offering plenty of water access within a few minutes of your location.

The large international supermarkets and hotels offer plenty of amenities within a short walking distance.

This is a duplex (2 levels of living space) with a private pool and garden.

Interior: 177.90m<sup>2</sup>

Exterior covered: 54.05m<sup>2</sup>

Exterior uncovered / pool: 21.40 m<sup>2</sup>

Total size: 253.35m<sup>2</sup>

#### PROPERTY FEATURES

24 HR SECURITY

BALCONY

GARDEN

MOUNTAIN VIEWS

OCEAN VIEW

PARKING

SEA VIEW