



**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

## Point Pirouette Waterfront Studio Condo For Sale

**SXA# 369**

Point Pirouette 📍 Sint Maarten

**MLS# 1153895**

Condos/Apartments

**325,000**



**SXA#:** 369

**District/Area:** Point Pirouette

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Water View

**Beds:** 1

**Baths:** 1.0

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

**Class:** Residential

### Features and Amenities

**Yard / Landscaping**

Terrace

**Swimming Pool**

On-Site Pool

### Remarks

Pointe Pirouette One Bedroom Waterfront Condo

You need to understand Point Pirouette as a location to appreciate the value in this beautiful waterfront condo

Pointe Pirouette is an upscale private retreat towards the more scenic part of Maho. On one side you have the manicured greens of Mullet Bay Golf Club and on the other serene views of Simpson Bay lagoon! Its incredible that this is even on the market!

Pointe Pirouette is quiet and probably the most secure estate in Sint Maarten due to its advantageous location. A few minutes drive to everything and safe to walk to Maho in 20 minutes. It really is about the location. Maho is filled with entertainment, restaurants and friends! This is the perfect location for a bachelor or young couple! I assure you if I didn't have three dogs, I would have bought it!

Just the return on your investment alone makes this property worth it!

The condo!

Large studio with large wrap-around terrace.

Kitchen, bedroom, large terrace, living and dining; right on the water's edge in Point Pirouette.

Private pool!

Peace at last!

The condo sits at the end of the Point Pirouette Peninsula in a section called Punta Venezia and reflects a Greek architectural style. With the panoramic Caribbean Sea and Simpson Bay Lagoon views, this location has a serenity not easily found.

Pointe Pirouette Condo

Studio condo with large terrace located on the third floor of the apartment building with access via stairs only.

Condo with a private pool!

The penthouse condo offers a large outdoor terrace with a pool, all facing the amazing lagoon! You should see those sunsets here!

You have a living, dining and kitchen and of course the large waterfront terrace with huge windows right in front of the bed! I mean this condo is just insane!

Large Windows

The bedroom has featured ceilings and artistic views with plenty of windows everywhere to enjoy a breath of the fresh lagoon air. The bathroom is spacious and features a good shower and toilet.

Perfect design!

The perfect sized studio with plenty of outdoor space! There is enough room on the terrace for lounge chairs and a grill and of course the pool is a great amenity for both daytime or nighttime recreation or relaxation.

Pointe Piroutte

All of the buildings at Punta Venezia are built well and are made of cement. Traditional Caribbean roof construction with beams embedded into the cement walls stand up to anything mother nature can throw at it. Should be noted that there was zero damage to the building or the unit during past storms. This is a very important factor when choosing a property in The Caribbean.

Facilities at Point Pirouette

This unit comes with an assigned parking spot. The parking area is lighted and costs for this are covered in the Association fee of \$ 2,500 per year. Also included in the Association fee is 24 hour security, trash removal, gardening, entrance gates and cleaning of the roads.

**PROPERTY FEATURES**

**1 1/2 BATHROOMS**

**1 BEDROOM**