



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 Villa With Boat Dock

SXA# 1135

Point Pirouette 📍 Sint Maarten

MLS# 1144983

Condos/Apartments

800,000



SXA#: 1135

District/Area: Point Pirouette

Region/Country: Sint Maarten

Prop.Type: Condos/Apartments

Prop.View: Ocean Front

Beds: 2

Baths: 2½

Living Space: 1,722.23 ft²

Class: Residential

Features and Amenities

Furnished

Fully Furnished

Security

24-Hour Security

Boat Access

Boat Dock
Private Boat Access

Patio - Deck - Porch

Patio

Rooms

Kitchen
Lounge
Family Room
Bedroom

Distinctive Features

Gated Community
Balcony
Large Closet

Location Features

Water Shore
Water Access
Quiet Area
Private street
Motor boat allowed
Water front

Remarks

two bedroom point pirouette waterfront villa with boat slip for sale

This Point Pirouette waterfront villa is within Point Venezia which is a sub-community in upscale Point Pirouette. A mid sized fully detached home, "Little Dream" has 2 bedrooms, 2.5 bathroom, a private dock and Boat slip. The comfortable living room, full sized kitchen & 1/2 bath are on the ground level. This level also houses the outdoor space, pool and boat dock. The two bedrooms are on the second floor both are large with en suite baths and amazing views to the blue lagoon. The Master suite has a private balcony overlooking the water and the master bath has a full sized soaking tub. Boat lovers will appreciate the private dock attached to the waterfront pool deck.

point venezia

The Point Venezia residence is located in Point Pirouette which borders the Simpson Bay lagoon. The luxury community is a mix of Mediterranean style villas and condo buildings. A charming boardwalk bordered by a sea rock wall and tropical plants runs through the complex. Next to Maho village the location offers easy access to the highway, shops, schools, nightlife and the popular Mullet bay beach. The location has 24/7 security and access control.

point pirouette waterfront villa property features

- 2 Large bedrooms each with private bathroom.
 - 2 Full bathrooms in each room.
 - Half guest bathroom
 - Modern kitchen with upscale appliances
 - Pantry
- Private balcony with lagoon and mountain views
 - Private pool and lounge
 - Outdoor covered dining area
 - Private dock & boat slip
 - Hurricane shutters
 - 24 hour security
 - Unobstructed lagoon views

income potential

This Point Pirouette waterfront villa has always been in demand due to its unique secluded location which invites a premium community.

Long term monthly rent potential: \$4000

Short term rental potential: \$450 a night

don't miss this opportunity to own this great investment property in st. maarten. call or email for more details!

Very popular on Facebook: <https://business.facebook.com/194502113998240/posts/2771989839582775/>

Directions

Point Pirouette waterfront condo, is within walking distance to restaurants, shops and Beaches. This open floor plan unit features 2 bedrooms, 1 & 1/2 baths, and an on the water deck overlooking the Simpson Bay

Lagoon. Both bedrooms are spacious and have walk out access to the deck. The kitchen has striking Matte black wooden cabinets, U shaped island with breakfast bar and a custom built PVC cubby for storage.

The condo's stand out feature is the large, on the water, deck that runs along the length of the unit. There is an al fresco dining section with seating for twelve and 2 separate lounge areas. Boat lovers will appreciate the private dock attached to the deck.

This unit is being sold fully furnished, perfect for anyone looking for a turnkey investment property.