



**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

## Sensational AquaMarina Villa In Cupecoy For Sale

**SXA# 786**

Cupecoy Sint Maarten

**MLS# 1149010**

Single Family Homes

**3,850,000**



**SXA#:** 786

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Available:** 120 Days

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 3

**Baths:** 4.0

**Living Space:** 1,375 m<sup>2</sup>

**Listing Class:** Resale

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

**Class:** Residential

### Features and Amenities

**Condition**

Just Painted  
Remodelled  
Renovated  
Recently Renovated  
Well Maintained

**Furnished**

Fully Furnished

**Parking - Type**

Outdoor Parking

**Parking - Spots**

Ample Parking  
4 Assigned Spots  
Multiple Spots

**Security**

Security System  
Security Gate  
Night Security  
24-Hour Security

**Beach Access**

Near Beach

**Boat Access**

Boat Access  
Private Boat Access

**Yard / Landscaping**

Terrace

**Patio - Deck - Porch**

Patio  
Private Patio  
Deck  
Private Deck  
Veranda  
Covered Patio  
Multiple

**Near By**

Shopping  
Airport  
Casino(s)  
Marina

**Swimming Pool**

On-Site Pool  
Inground Pool  
Large In-Ground  
Heated  
Infinity Pool  
Other  
Plunge Pool

**Gym/Fitness Center**

Private Gym

**Rooms**

Kitchen  
Bedroom  
Bathroom  
Storage

**Distinctive Features**

Gated Community

**Heating Source / Energy**

Solar energy

**Building - Framing**

Steel & Concrete

**Location Features**

Water Access  
Quiet Area  
Private street  
Convenience store  
Lake access  
Lot with lake  
Lot with pond  
Other  
Accessible  
Clubhouse

**Available Services**

Generator  
Outdoor pool

**Floors**

Tiles

**Building - Foundation**

Poured concrete

**Driveway**

Double width or more  
Other  
Concrete

**Accessibility**

Access for disabled  
Easy Access  
Wheelchair Access  
Main Level Entry

**Remarks**

## a divine aquamarina 3 bedroom villa for sale

This is one of the largest single-storey villas in Cupecoy. Located within Aquamarina; Cupecoy's most upscale mega-development simply a few steps to the exhilarating nightlife of Maho and the tranquility of Mullet Bay Beach. The villa offers three large bedrooms; four bathrooms, a private pool and deck, access to lagoon for boat slip and plenty of garden space. This Cupecoy villa is in immaculate condition and has been recently renovated. One of the key features is the villa's location, right beside the waters of Simpson Bay lagoon with access to build 2 boat docks and land for parking.

### special features

- built by the original developer for personal use; this villa has the best of everything and a number of special features that are unique to this property.

- extra land to add car parking spaces and 2 boat slips
- convert the cinema room into a fourth bedroom.
- elevated unique views facing the calm waters of simpson bay lagoon, with complete privacy.
- spacious living room with a high vaulted ceiling, opens up to an amazing view of the lagoon through large sliding doors
- modern kitchen with stainless steel appliances, large window with picturesque garden view.
- dining room conveniently has a wine fridge located in the room and large doors that lead to outdoor seating.
- media room comfortably seats 5 persons .
- sizable main bedroom with ensuite bathroom has large doors that ushers light in and spectacular views out to the lagoon, there is a large terrace outside
- generous bedroom with ensuite bathroom has large doors that enhance the views of the lagoon right from the comfort of your bed, or you can lay out on the large terrace
- roomy bedroom with ensuite bathroom, has fantastic views through the large doors that lead to the terrace outside
- large airy, bathroom with a tub while there is a view through the windows, there is still privacy.
- good sized bathroom with shower
- deck with ample seating space and pool with views to the lagoon, surrounded by well-manicured lawns, flora and fauna
- terrace with outdoor seating with views to the lagoon. outdoor shower, to wash off when coming from the pool
- stunning views from back yard of the villa to the lagoon.
- private parking spaces adjacent to the home
- private boat slip located in the aquamarina community
- stunning views from the back yard of the villa to the lagoon
- outside deck with ample seating space and pool with views to the lagoon, surrounded by well-manicured lawns, flora and fauna
- terrace with outdoor seating with views to the lagoon
- outdoor shower, to wash off when coming from the pool
- this beautiful waterfront 3 bedroom and 4 bath, contemporary villa in aquamarina, has incredible elevated views of both the dutch side & french side (st. maarten and st. martin). in addition, you can even see the british island of anguilla in the distance across the beautiful turquoise caribbean sea.

Being simply a 2-minute drive or 10-minute walk to the famous Mullet Bay beach or nightlife of Maho; this location has everything from waterfront sunrise views, eclectic nightlife, walk-to-beach, private surroundings and ultra-security!

This recently renovated Aquamarina villa is a luxury 3 bedroom, 4 bathroom villa that boasts magnificent views and is located in the modern, prestigious community of Aquamarina SXM known for its outstanding level of security and its private environment.

Please request the virtual tour link for this property.

With an eco-friendly owner, this Cupecoy villa boasts an energy-saving solar panel system that significantly reduces energy consumption from the grid. Having a totally unique foot print, this villa in AquaMarina has a unique private parking garage with spacious private storage that is gated and is located inside the property as well as a large pantry and service area.

## aquamarina cupecoy villa for sale

The beautiful AquaMarina Villa is situated directly on Simpson Bay Lagoon, within walking distance to the only golf course on St Maarten and beautiful Mullet Bay beach and the property is only a 3 minutes drive from Princess Juliana International Airport.

This fully furnished home, offers great indoor and outdoor living, the layout is open plan and natural light flows throughout the villa. It boasts well-manicured lawns, its own private pool looking out to the lagoon. You can admire the spectacular views of the lagoon from the spacious living room or step out onto the large terrace where you can experience outdoor dining.

Furthermore, the media room can easily be converted into a fourth bedroom with its own en suite bathroom.

- Size: 1375 sqm
- 3 bedrooms, 4 bathrooms.
- fully furnished
- media room
- pool
- parking garage with private storage
- solar panel system
- boat slip
- parcel of land that can be developed for extra parking space and 2 additional boat slips
- gated community
- 24/ security

- generator
- aquamarina villa in cupecoy with boat access.

This gorgeous Aquamarina villa in Cupecoy / Point Pirouette comes with its own private boat dock that is able to handle mostly any large boat. With multiple outdoor patios for entertaining, dining or just for drinks to watch the sunsets. Then you can relax in your own private pool, sipping on champagne under the stars at night.

With 24-hour security, this very private and gated waterfront community called Aquamarina has set the standard for gated developments. It offers many upscale and first-class amenities such as concierge services, on-call 24-hour medical assistance, water taxi service from its private marina to Marigot on the French side, grocery delivery service, maid service, chef and catering service, a wonderful fitness centre that has all of the fitness equipment equal to a nice gym. In addition, there is even a sauna and large outdoor infinity swimming pool.

Although very private, you are ideally located just a few minutes from excellent shopping, some of the best restaurants, bars and live music on the island of Sint Maarten/Saint Martin, plus casinos and other fun nightlife. It is also only five minutes to the Princess Juliana International Airport and just a 10-minute drive to great French restaurants and fun beaches on the French side.