



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

Simpson Bay Palm Beach 2 Bedroom Condo For Sale

Simpson Bay 📍 Sint Maarten

MLS# 1148284

Condos/Apartments

585,000



District/Area: Simpson Bay
Region/Country: Sint Maarten
Prop.Type: Condos/Apartments
Prop.View: Beach Front
Beds: 2
Baths: 2½
Living Space: 1 m²
Class: Residential

Features and Amenities

Furnished

Fully Furnished

Security

Security Gate
Alarm System
24-Hour Security

Beach Access

Private Beach Access

Swimming Pool

On-Site Pool

Remarks

two bedroom beachfront palm beach simpson bay
condo for sale

For the smallest of fortunes, you can possess your very own 2 bedrooms and 2.5 bathrooms beachside Simpson Bay condo in the beautiful Simpson Bay area of St. Maarten.

This beachfront condo is a must have for anyone retiring in St Maarten. Designed as a beautiful well contained boutique resort you have everything you need; pool, beach, security, great neighbours and low maintenance!

simpson bay condo

- two bedroom beachfront st maarten condo.
- palm beach community in simpson bay.
- excellent condition with the owners maintaining the property regularly.
- premium beachfront location.
- steps from door to beach.
- quiet pool community with high level of security.
- this two bedroom condo has three private terraces.
- this is a loft condo with two-levels.
- level 1: bedroom, full bathroom, kitchen, half bathroom, living room and oceanfront terrace
- level 2: loft bedroom, full bathroom, large oceanfront terrace, large lagoon / airport facing terrace
- both bedrooms have ensuite bathrooms plus closets.
- the loft bedroom upstairs has access to private terrace on both sides of the building.
- the kitchen is modern and has been recently upgraded.
- 24 hour guarded security with perimeter fence and coded access.
- popular with short term vacation rental guests offering very high occupancy at palm beach due to simpson bay beach location.
- approximate maintenance fees are \$ 497.33 per month.
- approximate insurance cost is \$ 1533 per year.
- approximate land lease charge is \$ 642 per year.
- no property taxes
- capital gains: no
- closing expenses: 4% transfer tax, approx. 1.5% notary fees and 1% bank charges

This St Maarten condo is located on absolutely the best beach in St Maarten within a quiet neighborhood. But walk just 5 minutes down the beach to a world-famous Mary's Boon Resort and Karakter Beach Bar. With such top-quality resorts on the same beach, you can be guaranteed of soft white sands and warm turquoise waters.

This luxurious St Maarten condo comes fully furnished with a washing machine, dryer, dishwasher, stove and air conditioning for when you are jaded by the intoxicating ocean breeze.

The Simpson Bay condo comes with utilities, 110V/220V electricity and city water which are ultra-reliable.

The area is fenced and the windows and doors are protected by hurricane shutters. There is a large pool in the vicinity as well as a beautiful patio for potted plants and possibly a garden chair set. The community is pet-friendly which is wonderful as this condo's location near the beach makes it perfect for hosting one or even two pets.

Unrivaled in excitement, the Simpson Bay area is the hub for exotic restaurants, sensational casinos and vibrant nightlife. Locals commonly acknowledge the Simpson Bay area as the go-to for entertainment. Palm Beach Condos can be an amazing vacation getaway as well as the perfect growing family home.