



**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

## Spectacular 3 Bedroom The Cliff SXM Beach Condo For Sale

Cupecoy 📍 Sint Maarten

**MLS# 1148270**

Condos/Apartments

**1,300,000**



**District/Area:** Cupecoy  
**Region/Country:** Sint Maarten  
**Prop.Type:** Condos/Apartments  
**Prop.View:** Beach Front  
**Beds:** 3  
**Baths:** 3½  
**Living Space:** 1 m<sup>2</sup>  
**Class:** Residential

### Features and Amenities

**Security**

24-Hour Security

**Laundry**

Washer/Dryer in Unit

**Swimming Pool**

On-Site Pool

Heated

**Gym/Fitness Center**

On-Site

**Available Services**

Indoor pool

Concierge

Restaurant

Hot Tub

### Remarks

## 3 bedroom beachfront condo at the cliff for sale

A sensational three-bedroom residence at the prestigious Cliff St Maarten. Invite your friends because you are going to need to show off this special beach condo!

What a view! You can tell the difference; the terrace is much larger and you can hear the waves splash!

Wow!

You can actually hear the waves from your bedroom!

Dreams are made at The Cliff!

The turquoise ocean with red skies during sunset is breathtaking. The Cliff always offers the best views on St Maarten's gold coast! You have to plan your visit during those sunsets.

I assure you!

Bring your signing pen; because you are not going to leave this residence!  
The sound of the waves; the beach, the yachts; the sunsets; everything in balance.  
You will not find a better condo for sale in St Maarten.

Nothing but perfection at The Cliff Cupecoy Beach. And this three-bedroom beach condo is more than just special. It is SPECTACULAR!

## the cliff sxm 3 bedroom beach condo for sale

As soon as you arrive at The Cliff St Maarten, you know that an extraordinary journey is about to begin. You are invited to make this incredible place your sanctuary where any desire is met and enjoy your personal space to get back in touch with yourself. Every luxury condo benefits from a stunning view overlooking the Caribbean sea. Here is your personal space, forever cradled by the waves.

- this is a 2330 square foot mid-floor residence at the world-famous cliff sxm.
- walk-out terrace from master bedroom with beach views and waves splashing all day.
- three bedrooms each with its own bathroom suite and balcony.
- huge open-plan living area with the furniture; all included.
- the best residence three-bedroom condo for sale at the cliff right now!
- every single detail has been considered for you. large three bedrooms each with terrace and bathroom.
- spacious open-plan living.
- double-size oceanfront terrace. wow!

## the cliff sxm

### amenities at the cliff, st maarten

- secluded beach
- lush mature landscaping
- 24 hour security, entrance, grounds and lobby
- underground reserved parking for each owner

- indoor 2 lane 25 meter lap pool
- complete exercise facilities with lockers
- spa and recreation facilities
- sculptured outdoor pool & children's pool
- tennis court (lighted)
- secured guest parking
- large lobby & meeting room (3000 ft2)
- elevators (4) servicing two units per floor, eliminating hallways
- property management and maintenance on site 24 hours
- 150,000 gallon reserve cistern and pumps maintaining water pressure / 5 day reserve
- walking distance to casinos and golf course
- panoramic views of caribbean sea, sunsets and simpson bay lagoon
- from the gate to your apartment, you'll be surrounded by a warm atmosphere and the cliff's marvelous environment. celebrate life by walking around our tropical garden and discovering its lush vegetation. the zen inspirations, fish ponds, waterfalls, and the singing of the birds will encourage you to let go and forget your cares.

Vitality and activity are all part of a regular day at The Cliff SXM. In solo, whether in our spacious fitness room, fitted with professional and latest generation equipment or else in the 80 feet heated lap pool. Accompanied or as a group on the tennis court, in the large outdoor pool, anyone can find an activity he enjoys at The Cliff St Martin.

## cupecoy beach, st maarten

The Cliff is only 5 minutes drive from Princess Juliana International Airport and is conveniently located, just moments away, to the French border. Nearby in Maho, you will find watersports, French bakeries, banks, drug stores, grocery stores, gyms, hairdressing salons, ice-cream parlours, massage centres, theatres, restaurants/bars, duty-free shopping, casinos and night entertainment. Everything within a few minutes drive.

Food store: 5 mins walk to mini stores and 3 mins drive to a larger Carrefour in Porto Cupecoy.  
Restaurants: Mario's at The Cliff, Bodega, Barcode, Tao Garden, Spaghetti House, Fat Tonys, Yami Sushi, Indian and more opening at the casino and

Nearby Fourteen at Mullet Bay will provide additional world class facilities within 3 mins walk.

Casino: Atlantis casino reopening soon within 3 mins walk and Porto Cupecoy within

Beaches: Cupecoy Beach and Mullet Beach within 3 to 5 mins walk.

Airport: 5 mins drive

Golf Course: Mullet Bay Golf Course within 3 mins drive

Yoga and fitness classes: On site and nearby Grace Yoga Studio

# why buy at the cliff, st maarten

Peace of mind, best luxury location and luxury amenities.

There are 73 reviews on Tripadvisor with a phenomenal 4.5-star rating. This means almost every single person who visits The Cliff, is impressed! Even you will be! The Cliff is designed with not just luxury living, with you at the center of it all.

Every year, without a doubt, The Cliff St Maarten receives the most bookings from repeat guests. You can try all the other resorts and developments in St Maarten, but you will end up at The Cliff.

If you are buying at The Cliff St Maarten to make an income, this is the best location, best development, and the most loved in Cupecoy.

The Cliff is an experience. Its not just another beachfront condo in Cupecoy!