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CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

## The Cliff St Maarten 2 Bedroom Beach Condo For Sale

**SXA# 136**

Cupecoy Sint Maarten

**MLS# 1151836**

Condos/Apartments

**1,200,000**



**SXA#:** 136

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 2

**Baths:** 3.0

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

**Class:** Residential

### Features and Amenities

#### Furnished

Fully Furnished

#### Beach Access

Near Beach

#### Gym/Fitness Center

On-Site Gym

#### Available Services

Generator

Concierge

#### Parking - Spots

Ample Parking

#### Yard / Landscaping

Garden

Terrace

#### Distinctive Features

Gated Community

Hot Tub / Jacuzzi

Balcony

Walk-In Closet

#### Accessibility

Elevator

#### Security

24-Hour Security

#### Swimming Pool

On-Site Pool

#### Location Features

Water front

Tennis court(s)

### Remarks

The Cliff 2 Bedroom Ultra Condo For Sale

An absolutely thrilling 2-bedroom, 2.5 bathroom beach condo for sale at the award-winning The Cliff in St Maarten. Ultra modern interior specifically designed by Adrianna Hoyos; with real quartz stone tops and tiger wood accents for a luxury experience while enjoying the best amenities and ocean views of The Cliff in St Maarten. Certain pieces of furniture are custom made for the condo; you will not find anything similar

in the commercial market. For example just the kitchen exhaust hood is custom at a cost closer to \$ 10,000! Simply put this is the best 2-bedroom condo for sale at The Cliff.

2-bedroom condo on high floor; fully renovated.

Completely new plumbing, electrics and tiling.

Both bedrooms have private balcony, closets and marble bathrooms.

This Cliff Condo offers the best sunset views in St Maarten with its higher floor and central position.

Kitchen is completely custom with real quartz stone tops

Located right on Cupecoy Beach, you have access to one of the most private and stunning locations in St Maarten with 5-star amenities of The Cliff. All owners have their own underground parking and storage unit. The Cliff owners have full use of the private members club, tennis court, indoor 25 meter lap pool, indoor spa, fitness center, steam and sauna rooms, hot tubs and outdoor Lapis Lazuli pool. More importantly the property has direct access to Cupecoy Beach offering secluded access to one of the best parts of Sint Maarten.

The Cliff St Maarten is in close proximity to the Maho, Mullet Bay, and the Cupecoy Beach. It is near to French Sint Martin, The Maho Village, and The Princess Juliana International Airport.

This two-bedroom amazing beachfront views of St Maarten's oceans, lagoons and mountains with the beautiful beach and sunset views. The Cliff in St Maarten is considered to offer the best lifestyle experience in St Maarten. Located in Cupecoy, Cliff Residences come with all the luxury details you would expect from a five-star development.

The Cliff, St Maarten

Immediately apparent on entering The Cliff's impressive lobby is the completely redesigned and spacious lobby opening out to the ocean and complemented with art works by Corinna and Norma Trimborn, Wilfred Moizan, Florence Poirier Nkpa and others, and sculptures by Mark Templeton. You are greeted by a contemporary reception desk as one enters the 3000 square foot luxury lobby. A new bar and restaurant; Mario's has been installed in the lobby, and the terrace with unobstructed sunset views.

"The late Jean Legoubey had the vision to have the first luxury apartment building on the Dutch side and today we have been able to enhance his vision," said board member Alain Haillant.

The Cliff at Cupecoy Beach consists of 72 suites. The condo suites range from 2,3, 4 bedrooms along with duplex penthouses. Sizes vary from 1752 square feet to 6800 square feet.

The condos range in price from USD\$ 1,000,000 for a 2-bedroom condo to USD3,500,000 for a penthouse at The Cliff in SXM. All units have full views of the Caribbean ocean located on Cupecoy Beach. All owners have their own underground parking and storage unit. Owners have full use of the members club, tennis court, indoor 25 meter lap pool, Fitness center, Steam and Sauna Rooms, Hot tubs and outside pool. The property has direct access to Cupecoy Beach.

An outdoor lapis lazuli pool welcomes you to the breath-taking outdoor lounge with world-class Mario's restaurant offering seafood while you enjoy the oceanviews of The Cliff in Cupecoy Beach.

1 minute to Cupecoy beach

Welcomed by the infinite ocean views as you enter the apartment.

Large covered terrace with ocean, lagoon and mountain views of St Maarten's best.

The Cliff: Voted as the BEST place to live in St Maarten.

Natural light, ocean views and beach vibes at The Cliff in St Maarten

HOA and Insurance is approximately USD9280 bi-annual for a two-bedroom condo at The Cliff. The

investment numbers make sense when buying at The Cliff. World-class amenities attract VIP guests all year round.

#### 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!

#### The Cliff, St Maarten

Piano Lounge

Pool side lounge

Oceanview covered outdoor lounge

Beach side lounge

Indoor heated pool

Large hot tub

New hi-tech gym room

Yoga and fitness classes (extra)

Masseuse on site (extra)

Private and guest parking

Iron gate with 24-7 monitored access

Direct and private access to Cupecoy beach

Concierge on site

Onsite cocktail and restaurant operated by award winning Mario's.

#### Everything Around

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.