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

Villa Amalia - A Guana Bay Luxury Caribbean Villa

SXA# 1032

Guana Bay 📍 Sint Maarten

MLS# 1145036

Single Family Homes

8,900,000



SXA#: 1032

District/Area: Guana Bay

Region/Country: Sint Maarten

Prop.Type: Single Family Homes

Prop.View: Ocean View

Beds: 7

Baths: 8.0

Living Space: 9,500 ft²

Building Type: Detached

Land Area: 7 m²

Class: Residential

Features and Amenities

Condition

Brand New

Outdoor Features

Landscaped
Beach
Garden
Rocky Shore
Private Setting

Furnished

Fully Furnished

Parking - Type

Outdoor Parking
Concrete Paved
Open

Parking - Spots

Multiple Spots

Parking - Visitors

Plenty Visitor Parking

Storage

Plenty of Storage

Security

Security System
Security Gate
Alarm System
Video Cameras
24-Hour Security

Beach Access

Near Beach
Path to Beach

Yard / Landscaping

Yard
 Large Yard
 Garden
 Landscaped
 Terrace
 Private Yard

Patio - Deck - Porch

Private Patio
 Screened Patio
 Private Deck
 Private Balcony
 Terrace - Wrap Around

Near By

Town
 Fitness Center
 Tennis Courts
 High School
 Restaurants
 Casino(s)
 Marina

Swimming Pool

On-Site Pool
 Inground Pool
 Large In-Ground

Gym/Fitness Center

Private Gym

Remarks

Built to the highest standards, Villa Amalia boasts 6 large bedrooms, each with their own private and well-appointed ensuite, a guest home and a garage with caretakers suite.

The custom winding exotic wood staircase leads to the entertainment and additional lounging area. The lap pool features sun tanning platform and LED lighting and overlooks the beach and expansive Guana Bay. And of course outdoor bar, bath and 2 showers (of course).

The main house has 5 spacious bedrooms, all appointed with their own full and luxurious ensuite bath; what you would expect and more.

The separate smaller villa has a full ocean-facing gym and spa. The building consists of 2 levels. Designed as an in-law, or nanny/servant suite on the upper floor, or even guest space.

The upper level has a full kitchen with ensuite and the bottom level is the gym with spa area.

This Sint Maarten landmark property is named after Her Royal Highness Princess Catharina-Amalia of the Netherlands, Princess of Orange-Nassau, Villa Amalia is truly an architectural gem on the Dutch Caribbean island of St. Maarten.

Villa Amalia's modern design is inspired by the lush landscape, expansive views and to experience the maximum enjoyment of the luxury Caribbean lifestyle.

The indoors and outdoors flow seamlessly creating the perfect harmony with nature and the environment. Brilliantly designed, almost every room experiences the beauty of the sea and amazing breaths of warm sea breeze.

This landmark villa has raised the level on St. Maarten / St. Martin to the highest construction standards. From the quality of construction materials and tradespeople to furnishings and finishings, the owners and architects have been fully immersed in creating perfection.

What is behind the walls is as beautiful as what you will see on the surface. Combine all that with one of the last sea-front acreages on the island, the slight elevation to maximize the view, and cosy but lavish design, and you will view this Villa as the bar for all other properties on the island.

Caribbean oceanfront Villa in Barton Estates, Guana Bay, Hill Sint Maarten / St. Martin. This sparkling luxurious one-of-a-kind ocean front villa is the essence of being spoiled.

Approximately 7,000 sq. ft of air-conditioned space on an exclusive cul-de-sac in Barton Estates St. Maarten. Villa Amalia views span Guana Bay and the vast blue waters of the Caribbean ocean. In the

evenings, enjoy the sparkling lights of the Villas long the shore and in the hills and passing ships.

Surrounded by gorgeous rock outcroppings on the shores, this villa sits up high off the water to maximize the views of the landscape, sea and surf. A gentle staircase takes you right to the water's edge and long sandy beach.

This quality and location of ocean-front land in Sint Maarten / St. Martin is rare and limited, so if that is what you are looking for, this could be your opportunity to own a prime Caribbean dream property.

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Features & Specifications of Villa Amalia:

The main house has 5 spacious bedrooms, all appointed with their own full and luxurious ensuite bath; what you would expect and more.

The separate smaller villa has a full ocean-facing gym and spa. The building consists of 2 levels. Designed as an in-law, or nanny/servant suite on the upper floor, or even guest space.

The upper level has a full kitchen with ensuite and the bottom level is the gym with spa area.

Hurricane proof windows, 3 point locking system and additional storm materials to prevent damage.

Double showers heads in most showers including 3rd rain shower head in some bathrooms. Master bath has a contemporary soaking bathtub.

The house is furnished with contemporary Miami furnishings.

Extra-large outdoor fans for maximum comfort (Brand is: "Big Ass Fans")

Ample parking for many vehicles plus full circular driveway.

Gated driveway with a security system.

The villa was constructed over & above code and built and managed by a Civil Concrete engineer who specializes in steel and concrete.

Indoor and outdoor covered terrace area for the main house is approx. 9,500 sq/ft. Indoor and outdoor covered terrace area for a studio is approx. 2,000 sq/ft.

755 sq/ft pool, 60ft long with 6-inch deep splash area for sunbathers and children.

Beach Front/Beach access/ elevated with paved secure paved path and gates.

- House is built on solid granite rock foundation
- Over 150 palms trees planted.
- Sheriff Security system and latest generation technology. Surround sound stereo system with indoor/outdoor speakers.
- Wet Bar with wine fridge & ice maker upstairs entrance level.
- Indoor and 2 outdoor dining areas with barbecue area.
- Wolf and Subzero appliances with 5-year warranty with dealer on the island for servicing.
- Contemporary kitchen with double ovens for catering.
- Contemporary kitchen island with Italian quartz and seating for 8 - 10.
- Interior dining for 12 people.
- Electric security gates and golf cart paved path to the beach.
- Clean modern lines throughout Villa while keeping the island's warm touches throughout with wooden ceilings, teak curved staircase and exquisite detail.
- Garage with caretakers studio.
- Generator.
- Quad for driving to the beach.
- Pool table/games room with adjacent TV room.

- Main and supporting beams have 1-inch rebar. Concrete strength is p35
- Recessed lights and lighting fixtures will be true LED and recessed USAI with triple coat paint finish on the trim, consisting of a Zinc Primer, white colour, clear coat.
- All screws and nuts used were either stainless steel or galvanized.
- The entire villa and Suite are poured concrete, no blocks anywhere except the outdoor shower attached to bedroom #4.
- All interior walls have been sanded velvety smooth with 2 coats of premium Tecnicoat.
- Roof is insulated for soundproofing and heat resistance.
- Concrete floors and all beams were poured in one solid pour to prevent having seams or weak points.
- The supporting beams and concrete flooring were cured according to the engineering high standards and frames were not removed for 28 days till curing was complete.
- All columns are 40cm wide; well above standard requirement.
- Graf/Exofo Septic system installed with 15-year warranty. The system is set up to automatically recycle and store in an irrigation system to water gardens/vegetation. R-R-R.
- Concrete was kept wet and damp under a tarp for several weeks after pours to gain maximum strength.