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

## Waterfront Las Brisas 1 Bedroom Condo For Sale

**SXA# 921**

Cole Bay Sint Maarten

**MLS# 1151095**

Condos/Apartments

**735,000**



**SXA#:** 921

**District/Area:** Cole Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean Front

**Beds:** 1

**Baths:** 1½

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

**Class:** Residential

### Features and Amenities

**Parking - Spots**

Ample Parking

**Gym/Fitness Center**

On-Site Gym

On-Site Tennis

**Yard / Landscaping**

Terrace

**Location Features**

Water front

**Swimming Pool**

On-Site Pool

### Remarks

Las Brisas One Bedroom Modern Condo For Sale

Presenting a modern one-bedroom waterfront condo for sale at the luxury Las Brisas residential development in Cole Bay, St Maarten.

Las Brisas, Cole Bay

This 1 bedroom waterfront condo is situated within the 'Las Brisas' development which comprises a total of 40 units within five detached 4, 5 & 6 storey condominium blocks. The condos range from two, three and four bedroom condos.

The Las Brisas apartments benefit from access to on-site amenities such as a communal swimming pool, gymnasium and on-site security. Tennis court(s) are also proposed. The one-bedroom condo is located in the best building overlooking a prime position on the lagoon. The internal layout provides 1 bedroom with 1.5 bathroom accommodation over one-level of spacious living area and is specified to luxury standard.

This luxury condo offers lagoon views from within the living area, dining area, kitchen, master bedroom and terrace.

Access to the Las Brisas apartments is via a manned security entrance gate. The common external areas include an asphalt surfaced driveway and designated parking areas, communal pool and gymnasium, elevators, site drainage and tropical landscaping.

#### Everything Around

Just 10 minutes to the Princess Juliana International airport. The French side of Saint Martin is just a five-minute drive to enjoy its quaint towns, wonderful French restaurants and rolling countryside. This lovely home sits in a very high-end gated community, with 24/7 security and has many extra features such as a beautiful swimming pool and also a fitness center. It is centrally located between the airport and Philipsburg so you can have easy access to everything on the Dutch side including Philipsburg with its incredible duty free jewelry and clothing stores. This home is also a great short-term rental property if you wish to make additional income, which we can help manage for you. The beautiful beaches of the islands of Anguilla and St. Barths are just a short boat ride away. This is a must see waterfront condo!

Nearby in Simpson Bay, you will find beaches, 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.