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

## Waterfront Lot 12 Cupecoy Land With Permit For Sale

**SXA# 036**

Cupecoy Sint Maarten

**MLS# 1148894**

Vacant Land

**1,759,095**



**SXA#:** 036

**District/Area:** Cupecoy

**Region/Country:** Sint Maarten

**Prop.Type:** Vacant Land

**Prop.View:** Ocean Front

**Land Area:** 1,395 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Near By

Shopping  
Golf Course  
Fitness Center  
Tennis Courts  
University  
Airport  
Restaurants  
Casino(s)

#### Location Features

Water Shore  
Water Access  
Quiet Area  
Convenience store  
Motor boat allowed  
Lake access  
Water front  
Lot with lake

#### Available Services

Outdoor pool

### Remarks

## waterfront lot 12 cupecoy land for sale

Premium 1395 square meters of land for sale in Cupecoy, St Maarten with waterfront and boat dock access. Multi-dwelling construction possible with three storey height. Existing building permit for single family home approved for this land in Cupecoy.

Size: 1395 sq meters  
Suitable for multi-family or single family homes.

Building permit for single family home pre-approved.

Bordering the upscale Porto Cupecoy, this amazing piece of Cupecoy land has waterfront access with a nearby channel for easy docking facilities with a prime location in Cupecoy, St Maarten.

Just one apartment in Porto Cupecoy costs the same as the price for this land!

The best deal is this lot comes with an approved building permit for a large villa!!  
That makes this an unmissable buy.

## cupecoy, st maarten

Cupecoy, an upscale district in St Maarten 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 1 mins drive to a larger Carrefour in Porto Cupecoy.

### restaurants:

Mario's at The Cliff SXM, La Bodega, Bar Code, Tao Garden Thai, Spaghetti House, Fat Tonys, Yami Sushi, Chef India, Shogun, Natural Cafe, La Chingona Taqueria and more opening at the casino and nearby Fourteen Towers will provide additional world-class nightlife within 3-5 mins walk.

### casino:

Atlantis casino reopening soon within 3 mins walk and Porto Cupecoy offers Starz Casino.

### beaches:

Cupecoy Beach and Mullet Bay Beach within 3 to 5 mins walk.

### airport:

Just 5 to 10 minutes drive.

### golf course:

Mullet Bay Golf Course within 3 mins drive

## yoga and fitness classes:

On-site and other nearby locations.

## cupecoy beach, st maarten

Just 2-minute walk from this lot; Cupecoy Beach offers a unique experience. Known as the gold coast of SXM, there is a reason why all homes here are valued over \$ 2m.

Known for its beautiful semi-private coves nestled among the limestone cliffs of Sint Maarten, Cupecoy Bay Beach is the perfect place for a taste of romance. It has gained a spot among the best beaches on the island of Saint Martin for its gorgeous views and breathtaking turquoise water.

Hidden rocky coasts and mysterious caves in Cupecoy Beach make this one of the best private beaches in St Maarten. The seclusion of these tiny coves also makes them popular among romantic couples.

You need to snorkel here because Cupecoy Bay Beach is home to many amazing and colorful sea creatures.