

# REAL ESTATE DEALS

## Sint Maarten

#24 - March 2017 - FREE MAGAZINE



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# SALES

## Villas

### Commercials

### Lands

### Apartments



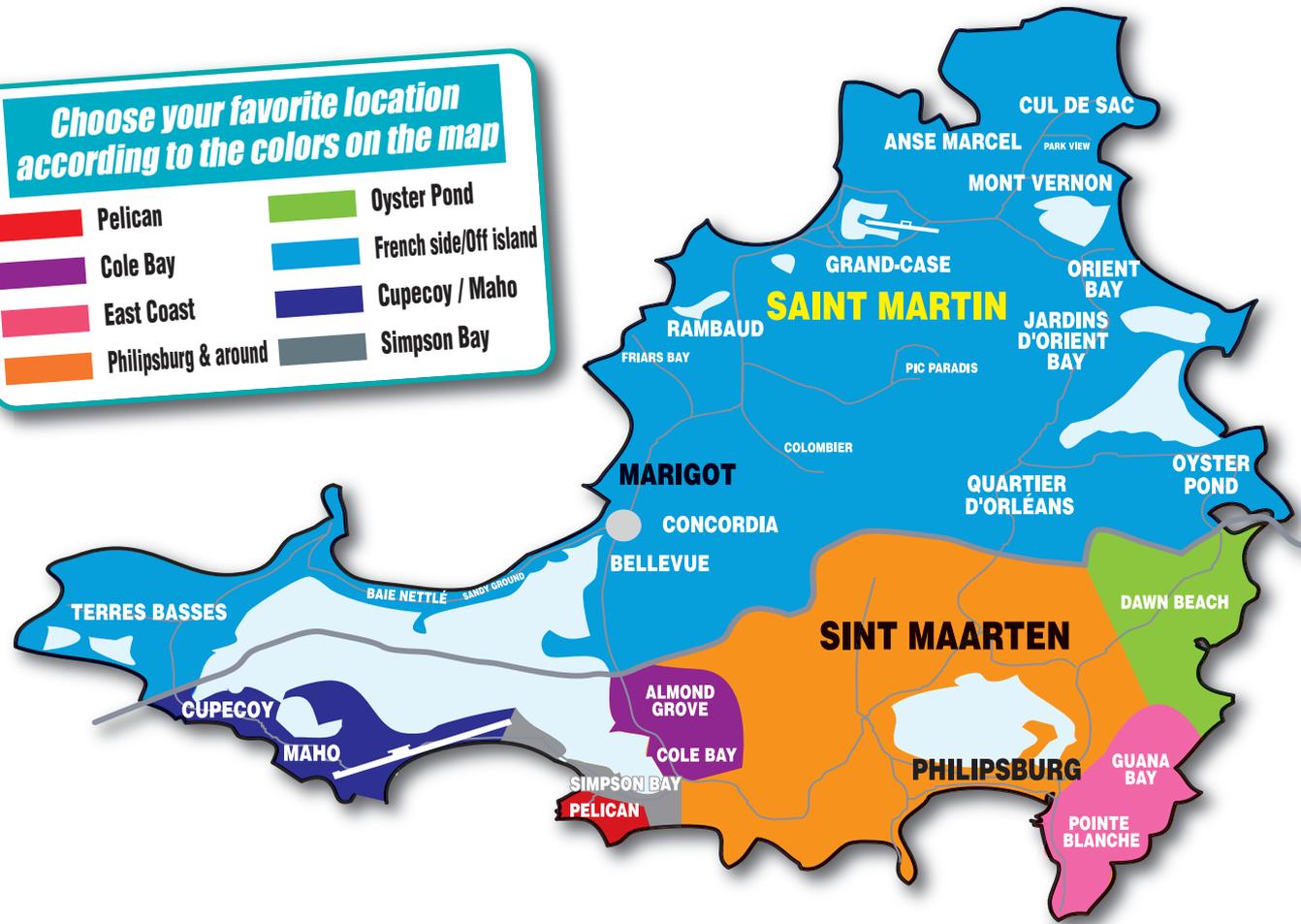
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**Choose your favorite location according to the colors on the map**

	Pelican		Oyster Pond
	Cole Bay		French side/Off island
	East Coast		Cupecoy / Maho
	Philipsburg & around		Simpson Bay



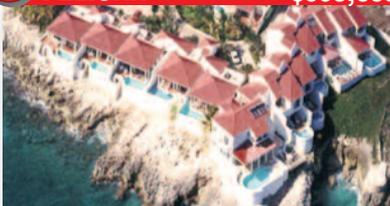
**01 PELICAN KEY \$299,000**



**RE/MAX ☎(+1721) 524-0640**

**FULLY FURNISHED, RECENTLY RENOVATED**, one bedroom/2 bath ground floor condo in Cae Jae Haven II. Great view of the Caribbean Sea from large balcony. Also, enclosed back terrace, low condo fees and walk to the beach. Good rental history make this a great investment. Contact Natasha : [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)

**03 PELICAN \$550,000**



**CENTURY 21 ☎(+1721) 586-8626**

**2 BEDROOMS /2.5 BATHROOMS DUPLEX CONDOMINIUM**. Large first floor with the kitchen, dining room, living room, bathroom and utility room with washer and dryer. On the second floor 2 large bedrooms with private bathroom. Deck with private pool. Parking. Ocean view. Ref. 268  
Wilma Zenic : [wilma@c21sxm.com](mailto:wilma@c21sxm.com)

**05 PELICAN KEY \$575,000**



**RE/MAX ☎(+1721) 520-1402**

**WONDERFUL 2 BEDROOM CONDO WITH 2.5 BATH**, ocean view with private garage. Balcony off the living area and master bedroom. Beautiful kitchen with stainless steel Bosch appliances and granite counter tops and Bar area. Nice pool and large terrace. Lots of extras in this special condo. Contact Karen : [Karen@remaxislandproperties.com](mailto:Karen@remaxislandproperties.com)



## Butterfly Villas

### Indigo Bay

*Come and visit our model house!*



**NEXT VILLA FINISHED MARCH**

**ONSITE OFFICE Indigo Bay Drive, Sint Maarten**  
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email: [virginie.butterflyvillas@gmail.com](mailto:virginie.butterflyvillas@gmail.com)

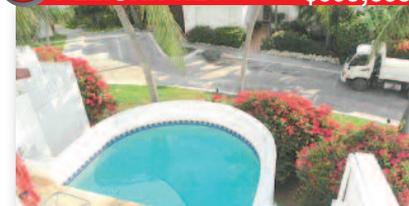
**02 PELICAN \$545,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 524 5134**

**CORAL SHORE** 12 bedroom, 2 bathroom Furnished townhouse for sale in the Lovely Community of Coral Shores, Pelican Key. Sit on your Terrace and enjoy the sounds of the ocean, whilst watching the sunset and cruise ships sail away. Andrew Ewing : [tenontour@hotmail.com](mailto:tenontour@hotmail.com)

**04 PELICAN KEY \$550,000**



**RE/MAX ☎(+1721) 586-7656**

**THIS IS A STUNNING TWO BEDROOM**, two and 1/2 bath villa which offers ocean view. Fully furnished with private pool. Fabulous ocean views and sunsets from the pool deck. Contact Hanneke : [Hanneke@islandproperties.com](mailto:Hanneke@islandproperties.com)

**06 COLE BAY \$91,000**



**TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896**

**FISHERMAN'S WHARF CONDO: 1 bedroom/1 bath**, fully furnished condo (totally renovated). Gated community, 24/7 security, parking. Investment Opportunity. Shivone Sealey : [shivone@tendalrealestate.com](mailto:shivone@tendalrealestate.com)

**07 COLE BAY \$259,000**



**TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896**

**MAHOE VILLAS** New 2-3 bedroom townhouses. Beautiful views, no HOA fees. Call 1721-586-6896 or Email : [Shivone@tendalrealestate.com](mailto:Shivone@tendalrealestate.com) for viewing.

**08 COLE BAY \$260,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626**

**MAHOE VILLAS** 2 – 3 bedroom townhouses. Arun Jagtiani : [arunsxm@gmail.com](mailto:arunsxm@gmail.com)



# Capri

RESIDENCE



STUNNING CONDOS RIGHT IN THE HEART OF PELICAN KEY.  
Amazing 180 degree view of 5 Caribbean islands.



- Modern Design
- Italian Finishing
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- Common Pool
- Gym
- Parking
- Fully furnished
- Security H24

STARTING FROM **US\$259,600**



**09 COLE BAY \$299,000**



TENDAL REAL ESTATE N.V. ☎ (+1721) 586-6896

**LARGE 3 BEDROOM 2 BATH HOUSE.** Comes with huge kitchen, laundry room, storage area, large garden. A must see. Call 1721-586-6896 or Email : Shivone@tendalrealestate.com for viewing.

**10 COLE BAY \$299,000**

**FOR A QUICK SALE !!!**



CUPECOY 11 REAL ESTATE ☎ (+1721) 520 0007

**LAND FOR SALE 2000M2** with a stunning view overlooking Simpson bay lagoon, Marigot, Anguilla. Possibility to built more than 600 square meters on 2 stories. Contact for more infos. Email: cupecoy11realestate@gmail.com

**11 COLE BAY \$499,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**VILLA PANORAMIC** million dollar view, with a 3 bedrooms 5 baths fixer upper villa nestled in the mountainside of Cole Bay... Arun Jagtiani : arunsm@gmail.com

**12 COLE BAY PRICE UPON REQUEST**



TENDAL REAL ESTATE N.V. ☎ (+1721) 586-6896

**INVESTMENT OPPORTUNITY.** 6 spacious units with (2) X 2 bedroom 1 bath on 3 levels. Centrally located, fully rented, lots of parking. Call 1721-586-6896 or Email : Shivone@tendalrealestate.com for viewing.

**13 POINT BLANCHE STARTING AT \$200,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**RESIDENTIAL BUILDING LOTS.** Single and multi family land. Starting at \$200,000. Arun Jagtiani : arunsm@gmail.com

**14 POINT BLANCHE STARTING AT \$290,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**WINDGATE RESIDENCES RECENTLY COMPLETED** 1,2,3, and 4 bedroom luxury condos in a most prestigious gated community on Dutch St. Maarten. Price: from \$290,000 to \$725,000. Arun Jagtiani : arunsm@gmail.com

**15 POINT BLANCHE \$397,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**RECENTLY COMPLETED** oceanfront condos, 2 bedroom. Arun Jagtiani : arunsm@gmail.com

**16 POINTE BLANCHE \$899,000**



RE/MAX ☎ (+1721) 524-9903

**BEAUTIFUL 5 BEDROOM 4000 SQ/FT HOME WITH 5 1/2 BATHS.** Great Room with lovely dark mahogany high ceilings and fantastic view of the gardens and pool as well as Sunsets. Recently renovated chefs kitchen and huge open concept living area. Contact Mike : Mike@remaxislandproperties.com

**17 GUANA BAY \$950,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**SPACIOUS FAMILY HOME** located on 1/2 Acre flat land compliments by impressive ocean views, makes this an ideal Caribbean family home. Arun Jagtiani : arunsm@gmail.com

**18 POINT BLANCHE \$1,100,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2772

**VILLA GREEN** - This multi-family apartment building has fabulous must see views of all the islands from St. Barth's to Saba including. This 3 level building consists of 3 bedroom 3 bathroom apartment on the top level and 1 bedroom 1 bathroom on both the 2nd and ground floor. David Hassell : davidhassell@hotmail.com

**19 GUANA BAY \$1,695,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**NEWLY BUILT LUXURIOUS GRAND ESTATE HOME,** 5 bedrooms with amazing views. Motivated sellers...! Arun Jagtiani : arunsm@gmail.com

**20 GUANA BAY \$4,300,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**6 BEDROOM LUXURY VILLA BEACHFRONT,** gated community. 1 acre manicured lawn, 8,000 sq.ft home. High-end appliances. Arun Jagtiani : arunsm@gmail.com

**21 RICE HILL LOT \$139,000**



TENDAL REAL ESTATE N.V. ☎ (+1721) 586-6896

**HOT BUY, 1900 M2** in a upscale development. Gorgeous view, gated community, 10 minutes from Philipsburg. Call 1721-586-6896 or Shivone@tendalrealestate.com for more information.

**22 BELVEDERE \$165,000**



TENDAL REAL ESTATE N.V. ☎ (+1721) 586-6896

**FREE STANDING HOME** with an option to build another level. Call 1721-586-6896 or Email : Shivone@tendalrealestate.com for more information.

**23 RICE HILL GARDENS \$175,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**NICE LOT IN RESIDENTIAL AREA FOR SALE...** 5 minutes from the capital Philipsburg, shopping and dining... Get your piece of paradise by purchasing this incredible lot... Arun Jagtiani : arunsm@gmail.com

**24 INDIGO BAY STARTING AT \$485,000**



ISLAND REAL ESTATE TEAM ☎ +590 690 674 015

**2 MASTER BEDROOM CONDOS** at Indigo Bay with 3 community pools and gym where you can enjoy the peace and quiet of this oceanfront community. These condos have all the appliances included, amazing finishes and perfect for a vacation rental. Pablo Yahuda : Pablo@yzeinc.ca

**25 TAMARIND HILL \$1,650,000**



TENDAL REAL ESTATE N.V. ☎ (+1721) 586-6896

**THIS BEAUTIFUL, OCEAN VIEW VILLA HAS LOTS TO OFFER.** Comes with spectacular views of St. Barths, St Kitts/Nevis, St Eustatia, a fully equipped kitchen, large terrace for entertaining, swimming pool, separate utility room, beautiful landscaping, separate apartment and ample parking. A must see Call 721-586-6896 or Email shivone@tendalrealestate.com

**26 PHILIPSBURG \$2,100,000**



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**EAGLES NEST** 6 bedrooms, 6.5 bathroom villa with lovely ocean views...Luxuriously furnished and available for sale at \$2,100,000. Arun Jagtiani : arunsm@gmail.com

**27 INDIGO BAY PRICE ON REQUEST**



CUPECOY 11 REAL ESTATE ☎ (+1721) 520 0007

**EXCLUSIVITY LAND FOR SALE 2000 M2** in front of the sea ! Call or email for the price. Email: cupecoy11realestate@gmail.com

**28 UPPER PRINCESS QUARTER PRICE UPON REQUEST**



TENDAL REAL ESTATE N.V. ☎ (+1721) 586-6896

**INVESTMENT OPPORTUNITY.** Large property, with 6 rental units, fully rented. Comes with an extra lot including building permit for 6 additional rental units. Call 1721-586-6896 or Email: Shivone@tendalrealestate.com for more information.

# Thank you for the 9th time!

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VOTED NO.1  
BY ST. MAARTEN



## Sophie Oguz

Phone : (590) 690 74-5353

Email : [sophie@c21sxm.com](mailto:sophie@c21sxm.com)



Island Realty



**COLE BAY \$150,000**

**MARIANNE ESTATE CONDO** is located in the vicinity of Cole Bay, Sint Maarten. It is close to grocery stores, banks, restaurants and many many more. This bright and spacious 2 bed 2 bath condo is on the second floor of a complex building. **Ref 181**



**SIMPSON BAY \$801,400**

**THIS EXTRAORDINARY SANTA RITA** 3 bedroom 4 bathroom condominium is nestled in the prestigious community of the Simpson Bay Yacht Club which is located on the Dutch side of St. Maarten. There is 24 hour gated security, two swimming pools, two tennis courts and Jacuzzis. **Ref 174**



**POINT PIROUETTE \$310,000**

**THE GOOD LIFE** awaits you in this exclusive 2 bedroom, 2.5 bath home! Through this charming neighborhood, this condo offers a private pool, bright and tremendous windows with lagoon and tropical views on each side. Enjoy living in this wonderful home with 24/7 security in the community! **Ref 041**



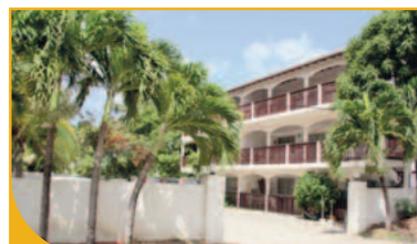
**JARDINS D'ORIENT BAY \$2,620,500**

**VILLA CORALIA** is a 8 bedroom, 7 bathroom property, situated in a hillside gated community above Orient Beach French side of the Island called Jardin d'Orient Baie, this spectacularly situated property offers magnificent 360 degree Ocean views across Orient Beach, Pinel Island and out to St Barths. Grand Case Famous restaurants. **Ref 243**



**COLE BAY \$795,000**

**VILLA LA FUENTE** - If you are looking for a great value in real estate then your search is over! This 4 bedroom Villa was renovated and is built on 3 levels. This Villa is 2 mins drive to the French side of the island and 5 mins away from the Dutch side of the island. It is centrally located. Enjoy the breathtaking views of the lagoon and the ocean. **Ref 930**



**COLE BAY \$600,000**

**ZOZO MORAN BUILDING** Building is located in Cole Bay Sint Maarten. This 3 floor residential building, contains 6, two bedroom apartments, all with private balcony, air conditioning kitchen and living room. This is a very good investment for income return. **Ref 241**



**POINTE BLANCHE \$648,000**

**VILLA EVA LUNA** - This villa has 3 bedrooms in the main house, plus a one bedroom apartment and a studio included! Centrally located in the heart of St Maarten in a great community that is closed to schools, Philipsburg town, supermarkets, cruise ships, attractions, casinos, restaurants, and all most famous beaches, and other necessary amenities **Ref 264**

VISIT US AT  
Airport Road 34A.,  
Simpson Bay,  
Sint Maarten  
or **C21SXM.COM**



**29 OYSTER POND \$139,000**



RE/MAX ☎(+1721) 524-0640

**HALF ACRE FLAT LOT IN RICE HILL AVAILABLE FOR SALE.** Already excavated, making it easier for construction. Rice Hill Garden is an exclusive gated community located only 15 mins from Philipsburg. Great Price, good deal. Serious offers will be considered. Contact Natasha : [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)

**30 RED POND \$197,500**



ISLAND REAL ESTATE TEAM ☎(+1721) 520 2064

**LOT 13** 1.965 m2 of ocean view residential land available for sale in Red Pond Estate...  
Sacha Vliegen : [sacha.ireteam@gmail.com](mailto:sacha.ireteam@gmail.com)

**31 RED POND SELLING AT \$350,000**



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

**DOUBLE LOTS IN RED POND** 3570 sq/m ocean view lots, walking distance to 2 beaches and possibility to build 2 homes...  
Arun Jagtiani : [arunxm@gmail.com](mailto:arunxm@gmail.com)

**32 DAWN BEACH \$475,000**



TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896

**1073 M2 LOT WITH A 3 BEDROOM 2 BATH HOUSE** with a 1 bed 1 bath apartment for extra income. Comes with hurricane shutters, a large garden, in a gated community. Call 1721-586-6896 or Email : [Shivone@tendalrealestate.com](mailto:Shivone@tendalrealestate.com) for viewing.

**33 OYSTER POND UNDER \$499,000**



RE/MAX ☎(+1721) 586-7656

**TWO UNITS AT PRINCESS HEIGHTS II** each listed at an exceptional price of under \$499,000! Lovely 2 bedroom/2 bath condos with ocean views close to Dawn Beach and beachfront restaurants and bars. Large common pool, gym. These units are wonderful to live in or use as a vacation rental property. Contact Hanneke : [Hanneke@remaxislandproperties.com](mailto:Hanneke@remaxislandproperties.com)

**34 DAWN BEACH ESTATES \$595,000**



RE/MAX ☎(+1721) 524-9903

**A SPACIOUS 3-BEDROOM, 3 1/2 BATHROOM OCEAN VIEW VILLA.** Enjoy the private pool and expansive pool deck or take a short walk to Dawn Beach. Great location just minutes to restaurants, shopping etc. ALL OFFERS CONSIDERED.  
Contact Mike : [Mike@remaxislandproperties.com](mailto:Mike@remaxislandproperties.com)

**35 OYSTER POND ESTATES \$845,000**



RE/MAX ☎(+1721) 524-9903

**MILLION DOLLAR VIEWS OF OYSTER POND MARINA!** Main house is open concept 2 bedroom , 2 bath with huge pool. The bonus of 2 separate private rental units with solid rental income makes this the One to buy ! Large 1/2 acre lot on the hillside of Oyster Pond. Contact Mike : [Mike@remaxislandproperties.com](mailto:Mike@remaxislandproperties.com)

**36 DAWN BEACH ESTATES \$950,000**



RE/MAX ☎(+1721) 553-7326

**MUST SELL! MAKE OFFER.** Appraised at \$1.382 million. 5 Bedrooms, amazing view, well maintained, 2 gardens, generator, space for 2 apts.  
Contact Michael : [Mdeher@remax.net](mailto:Mdeher@remax.net)

**37 TERRES BASSES \$980,000**



TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896

**LOW LANDS VILLA.** Unfurnished 4 bedroom 4.5 bath with a maids quarter, ocean view, garage and swimming pool. Minutes to the beach, need some TLC. Call 1721-586-6896 or [Shivone@tendalrealestate.com](mailto:Shivone@tendalrealestate.com) for viewing.

**38 CUPECOY STARTING AT \$115,000**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**PALM COURT** - 1 bedroom apartments for sale on the 3rd floor with long term tenants inside. Email : [cupecoy11realestate@gmail.com](mailto:cupecoy11realestate@gmail.com)

**39 CUPECOY \$120,000**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**APARTMENTS BESIDE UNIVERSITY OF MEDICINE.** Living room, Kitchen Corner, Bathroom/Toilet, Bedroom + Balcony. Gated residence with security, Parking, pool. Good return on investment.  
Email: [cupecoy11realestate@gmail.com](mailto:cupecoy11realestate@gmail.com)

**40 CUPECOY STARTING AT \$125,000**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**LAGOON VIEW.** 1 bedroom apartment newly remodelled and brand new furnitures, 1 minute walking distance to auc school. Long term renter inside. Great investment!!!  
Contact : [cupecoy11realestate@gmail.com](mailto:cupecoy11realestate@gmail.com)

**41 CUPECOY \$130,000**



RE/MAX ☎(+1721) 524-0640

**BEAUTIFUL ONE BEDROOM,** one bath, fully renovated, Fully furnished apartment located in Aventura Building. The building is gated and secured. Access to the common pool and the BBQ area and the gym. This is a great investment. Contact Natasha : [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)

**42 CUPECOY STARTING AT \$150,000**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**JORDAN VILLAGE** studio resale starting at \$150,000. 50.88m2 / 547.66 ft. Email: [cupecoy11realestate@gmail.com](mailto:cupecoy11realestate@gmail.com)

**43 MAHO AREA \$150,000**



RE/MAX ☎(+1721) 520-1402

**GREAT STUDIO AT BLUE MARINE** located close to Maho with view of the ocean, pool and gardens. Close to the beach, several restaurants, casino, nightclubs, disco, hotels, shops, grocery and more.  
Contact Karen : [Karen@remaxislandproperties.com](mailto:Karen@remaxislandproperties.com)

**44 CUPECOY \$185,000**



CENTURY 21 ☎(+1721) 586-8626

**1 BEDROOM / 1BATH FURNISHED CONDO** on the ground floor. Living room, kitchen corner, balcony. Parking. Walking distance to the AUC school. Great Investment!  
Ref. 263  
Wilma Zenic : [wilma@c21sxm.com](mailto:wilma@c21sxm.com)

**45 CUPECOY \$185,000**



CENTURY 21 ☎(+1721) 586-8626

**1 BEDROOM / 1BATH FURNISHED APARTMENT** on the second floor for sale. Living room, kitchen corner, balcony. Parking. Walking distance to the AUC School. Great Investment!  
Ref. 256  
Wilma Zenic : [wilma@c21sxm.com](mailto:wilma@c21sxm.com)

**46 CUPECOY \$225,000**



CENTURY 21 ☎(+1721) 586-8626

**1 BEDROOM FURNISHED APARTMENT** on the ground floor. Living room, kitchen, bathroom, balcony. Gated with security. Parking. Walking distance to the AUC School. Lagoon view.  
Ref. 265  
Wilma Zenic : [wilma@c21sxm.com](mailto:wilma@c21sxm.com)

**47 LA TERRACE \$230,000**



TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896

**OCEAN VIEW 1 BEDROOM 1 BATH CONDO.** Comes furnish with a common pool and underground parking. Walking distance to beaches, restaurants, shopping and casino. Call 721-586-6896 for appointment or Email: [Shivone@tendalrealestate.com](mailto:Shivone@tendalrealestate.com)

**48 CUPECOY \$230,000**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**JORDAN VILLAGE** resale brand new fully furnished studios mezzanine with tenants inside! Very very low maintenance fees \$2.00 per m<sup>2</sup>. (64.66m2/695.99ft2)  
Contact : [cupecoy11realestate@gmail.com](mailto:cupecoy11realestate@gmail.com)

## Rick Robinson

Phone : (721) 522-4659

Email : rick@c21sxm.com



# Century 21

## Island Realty



**MAHO \$219,000**

**LA TERRASSE** - This 1 bed, 1 bath condo in La Terrasse at the Royal Islander Club is in the "heart" of the active and fun village of Maho on the Dutch side of St. Maarten/Sint Maarten. It has a wonderful pool on the deck, as well as a cozy Jacuzzi to drink under the stars at night. There is also a small kiddie pool and even an Observation Deck to watch the planes land. **Ref 214**



**SIMPSON BAY \$695,000**

**SIMPSON BAY WATERFRONT** - This great 2 bedroom, 2.5 bath waterfront condo with boatslips is inside the prestigious Simpson Bay Yacht Club. This wonderful corner St. Maarten unit has an expansive 120 square meter outdoor wrap around patio/terrace right on the water next to your boats. Amenities include 24/7 security, 3 swimming pools, 2 tennis courts, great restaurants, drug store, shopping, hair salons, fun nightlife, Kimsha Beach, water activities and much more. **Ref 222**



**MAHO \$355,000**

**AQUA MARINA** - One bedroom condo in a very upscale complex. Great views and also a wonderful pool and fitness center. There are two outdoor patios for entertaining, dining or just for drinks to watch the beautiful sunsets. You can relax in the luxurious infinity pool, sipping on your champagne under the starry night sky. **Ref 198**

**VISIT US AT**  
Airport Road 34A.,  
Simpson Bay,  
Sint Maarten  
or **C21SXM.COM**



**CUPECOY \$369,000**

**CUPECOY RAINBOW** - This immaculate two bedroom and two bath condo in one of the Rainbow Towers shows like it is brand new. These meticulous owners never rented it out and barely used this showplace. They also installed many interior upgrades that you must see to appreciate! The Kitchen is a cooks dream it is modern and spacious. Like new two bedroom and two bathroom, with beautiful ocean views and many interior upgrades. **Ref 202**



**DAWN BEACH \$549,000**

**ATLANTICA** - This stunning 2 bed 2.5 bath St. Maarten condo is located in an upscale community called Dawn Beach Estates. There are in total 16 units in the complex. The open kitchen is fully equipped with stainless steel stove, microwave, fridge, dishwasher etc. This condo offers incredible panoramic ocean views and one of the most gorgeous pools on the island. **Ref 087**



**CUPECOY \$650,000**

**OCEAN CLUB** - This spacious 3 bedroom, 3 bathroom Penthouse with twenty-four hour security, has panoramic views of both the Caribbean Ocean, and the Lagoon and also the French side of Saint Martin. At Ocean Club also has a large community swimming pool to relax around, as well as a fun beach style restaurant on site next to the swimming pool. **Ref 168**



**COLE BAY \$680,000**

**DIAMOND ESTATES** - Large 4 bedroom, 3 bathroom house is conveniently located close to grocery stores, hardware stores, the Causeway Bridge, the airport, and just a five minute drive to the French side. Extra features are panoramic hillside views, a beautiful Brunswick Pool Table, a large indoor Jacuzzi, a lovely bar and entertainment area, a generator and Hurricane Shutters several new smart sensor air conditioners, a large garage, plus security cameras! **Ref 210**

## Bob Barron

Phone : (721) 522-6865

Email : bbarron@c21sxm.com



# Century 21

## Island Realty



**BEACON HILL \$1,295,000**

**SEASIDE RETREAT** - Four bedroom, four bathroom St. Maarten Villa with an attached one bedroom, one bath apartment. The villa sits atop of the cliffs at Beacon Hill Point and has a 100% panoramic views of the Caribbean Sea, Simpson Bay Beach and across to Pelican Key. **Ref 251**



**BEACON HILL POINT \$950,000**

**BEACON HILL OCEANFRONT** - This amazing property directly on the ocean boasts 5 bedrooms and 5 bathrooms and a very large outdoor space with 100 feet of patio and swimming pool. Beacon Hill Oceanfront has a strong rental history and has been used as a vacation rental property for 30 years. **Ref 244**



**SIMPSON BAY \$84,000**

**SIMPSON BAY SPA** - A full service spa business for sale is offering all traditional spa services including facials, manicures, pedicures, waxing and a variety of massage services. The sale includes all supplies and spa equipment. This is a business with almost no overhead and no employees as spa services are performed by independent contractors and not employees. **Ref 249**

**VISIT US AT**  
Airport Road 34A.,  
Simpson Bay,  
Sint Maarten  
or **C21SXM.COM**



**BEACON HILL \$699,000**

**THE BEACON** - Five bedroom, four bathroom villa located behind the Princess Juliana International Airport. The villa is a well-built family home in a quiet safe and family residential area. Care has been taken with respect to the fit and finish on the entire property. From the tile floors to the ceiling fans, all aspects of this home are quality. **Ref 999**



**DAWN BEACH \$279,500**

**PRINCESS HEIGHTS 702** - This one bedroom, 2 bath condo is located on the top floor of the complex. The unit offers panoramic Caribbean views toward the east for sunrises. The main advantages of this property are great privacy, tropical tradewinds and breezes, convenient parking, pool, gym, laundry facilities, security and the high return on investment if used as an income property as well as onsite management. **Ref 254**



**POINT BLANCHE \$299,000**

**WINDGATE RESIDENCE** - 1 bedroom, 1 bathroom Condo, atop Monte Vista at Point Blanche and offers expansive views and of surrounding islands. Includes a common pool and roof top BBQ area guaranteeing a peaceful and quiet environment. Parking is directly next to the unit. **Ref 258**



**CUPECOY \$345,000**

**CUPECOY BEACH CLUB** - This is a 2 bedroom, 2 bath unit located in the Tennis Building at Rainbow Beach Club. The unit is fully furnished with high end fixtures, beautiful tile work and a great kitchen. This is a very quiet and safe area. 3 pools, a gym, tennis as well as other amenities are part of the Rainbow complex. **Ref 091**

**49 BEACON HILL \$349,000**

**EXCLUSIVITY**



**CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007**

**FOR A QUICK SALE... OR BEST OFFER. WATERFRONT 2 BEDROOMS IN ALEGRIA RESORT.** Could be split in a 1brd + 1 studio and rented separately by weeks or for long term. 2 large terraces with ocean view. Full equipped and furnished. 2 minutes walking distance from Maho Area. Email: cupecoy11realestate@gmail.com

**50 BEACON HILL \$395,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626**

**3 BEDROOM FAMILY HOME** across from the beach in Beacon Hill. Arun Jagtiani : arunxm@gmail.com

**51 BEACON HILL \$435,000**



**RE/MAX ☎(+1721) 520-1402**

**LARGE COMFORTABLE HOUSE** with 3 bedrooms, large kitchen, living and dining area, laundry and workshop. Nice patio area and private pool. Yard with parking and new studio apartment for guests or for a private office. Contact Karen : Karen@remaxislandproperties.com

**52 PORTO CUPECOY \$450,000**



**ISLAND REAL ESTATE TEAM ☎(+590) 690 67 40 15**

**UNIT 4 - 3A** Spacious and modern apartment in Porto Cupecoy. 2 bedrooms, 2.5 baths, Fully furnished. Mountain and garden views... Pablo Yahuda : pablo@yzeinc.ca

**53 BEACON HILL \$459,000**



**RE/MAX ☎(+1721) 520-1402**

**LOVELY 2 BEDROOM CONDO** that has been renovated recently with Solid wood cabinets, granite tops and stainless steel appliances. There are 2 balconies, a one car garage and the area is gated, Quiet and safe. Contact Karen : Karen@remaxislandproperties.com

**54 RAINBOW BEACH CLUB \$475,000**



**TENDAL REAL ESTATE N.V. ☎(+1721) 587-1271**

**BEAUTIFUL PENTHOUSE- 2 BEDROOM 2 BATH,** 1600sqft, fully furnished with common pool in a gated community with underground parking. Contact : walterkassel@tendalrealestate.com

**55 BEACON HILL \$575,000 OR BEST OFFER**

**FIRE SALE**



**CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686**

**VILLA SACHA** this two level villa comes with, first floor 1 bed/ 1 bath and a two bedroom with garden! 2nd level have 3 bedroom and a swimming pool can be used as a multi family home or additional income, one minute walking distance to famous simpson bay beach. Gated and secure. Contact: cupecoy11realestate@gmail.com

**56 BEACON HILL \$674,900**



**ISLAND REAL ESTATE TEAM ☎(+1721) 522 7327**

**SEA URCHIN VILLA** 4 bedroom 3 bath villa with private pool... Property also comes with 2 fully furnished apartments 500sq.ft. Each \$1500 per month. John Elizee : capnjohsalt@gmail.com

**57 MAHO AREA \$695,000**



**RE/MAX ☎(+1721) 586-7656**

**SPACIOUS 3 BEDROOM, 3.5 BATHROOM CONDOMINIUM** at Aqua Marina offers expansive views across the Mullet Bay golf course towards the Caribbean Sea, lagoon and Marigot. Professional decor and exceptional amenities plus 24 hour security, pool, gym and colorful tropical landscaping. Contact Hanneke : Hanneke@remaxislandproperties.com

**58 BEACON HILL \$699,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626**

**RECENTLY REDUCED** 5 bedroom family home across the road from the beach. Now reduced from **\$789,000** to **\$699,000** Arun Jagtiani : arunxm@gmail.com

**59 BEACON HILL \$1,200,000**



**TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896**

**DIRECTLY ON THE BEACH.** 3 bedroom 3 bath villa with swimming pool and ample parking. Just minutes to the airport. Call 721-586-6896 for appointment or Email: Shivone@tendalrealestate.com

**60 CUPECOY NEWLY REDUCED AT \$1,400,000**



**CUPECOY 11 REAL ESTATE ☎(+1721) 527 8686**

**VILLA MARRAKECH** this charming mediterranean/ caribbean 5 bedroom villa has lots to offer with its private pool, gated property! Spectacular view of the lagoon and its surroundings! It has a vast history of short term rental. turn key property, very very motivated seller! Call or email for more details and viewings. call # 1721-5200007 or email: cupecoy11realestate@gmail.com

**61 SIMPSON BAY STARTING AT \$235,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 586 2772**

**SIMPSON BAY YACHT CLUB** starting at \$235,000 . Davida Hassell : davidahassell@hotmail.com

**62 SIMPSON BAY \$375,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626**

**SIMPSON BAY CORNER LAND** 606 m2 of hillside land, with incredible views... Call for more details. Arun Jagtiani : arunxm@gmail.com

**63 SIMPSON BAY YACHT CLUB \$388,000**



**TENDAL REAL ESTATE N.V. ☎(+1721) 587-1271**

**WATERFRONT ONE BEDROOM 2 BATH CONDO** comes with a boat slip. Fully furnish with assigned parking in a gated community. 3 swimming pools, tennis court, 24/7 security. Call 1721-587-1271 or Email : walterkassel@tendalrealestate.com for more information.

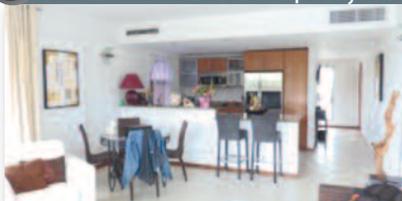
**64 SIMPSON BAY YACHT CLUB \$649,000**



**TENDAL REAL ESTATE N.V. ☎(+1721) 586-6896**

**REDUCED!!! WATERFRONT CONDO ON THE GROUND FLOOR.** 2 bed 2 bath with 2 assigned parking. Includes 1 boat slip directly in front of the condo. Turnkey package, all inclusive furnishings, Perfect condition in gated community, 24/7 security, community pools, tennis courts. Shivone Sealey : shivone@tendalrealestate.com

**65 SIMPSON BAY YACHT CLUB \$775,000**



**CUPECOY 11 REAL ESTATE ☎(+1721) 527 8686**

**2ND PHASE** 2 bedrooms/2 1/2 baths water front duplex sold fully furnished comes with a boat slip, 24/7 security in gated community, swimming pools, tennis court. Assigned parking, turn key property! Call or email for more details and viewings. Call # 1721-5200007 or email: cupecoy11realestate@gmail.com

**66 SIMPSON BAY \$795,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 524 5134**

**PALM BEACH** Fully equipped 3 bedroom, 5 bath beachfront gated community on Simpson Bay Beach... Andrew Ewing : tenontour@hotmail.com

**67 SIMPSON BAY \$835,000**



**ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626**

**LA SIESTA BEACHFRONT** fully furnished 2 bedroom 2 1/2 bathroom condo on the 3rd floor with amazing views overlooking Simpson Bay Beach. Arun Jagtiani : arunxm@gmail.com

**68 SIMPSON BAY \$1,165,000**



**RE/MAX ☎(+1721) 524-9903**

**STUNNING 2 BEDROOM 2 1/2 BATH SOUTH BEACH STYLE MODERN CONDO.** Open concept with almost 2000 sq/ft of indoor living space. Directly on the beach close to EVERYTHING!! Gorgeous lap pool and private Indoor parking. Contact Mike : Mike@remaxislandproperties.com



# Linda & Mario Molinari

**Linda** 527-5426 linda@c21sxm.com  
**Mario** 527-5425 mario@c21sxm.com



“ Let us help you with your Island Dreams ! ”



**\$409,000**

**RAINBOW BEST DEAL OCEAN VIEW!**  
 Amazing ocean and sunset views. 2beds/2baths. Refreshing cross breeze with lagoon side views as well. Perfection.



**\$489,000**

**RAINBOW OCEAN FRONT!**  
 Perfect 2 beds/2baths, fully furnished and spotless. 2 min walk to private beach or white sandy beach. Close to everything.



**\$459,000**

**RAINBOW SUPREME VIEWS**  
 Enjoy a breeze from East to West thr your sub-penthouse condo. A 2 bed/2bat , immaculate & furnished.



**\$599,000**

**RARE ALMOND GROVE CONDO**  
 3 large bedrooms/3 bathrooms. Fully renovated to the highest standards. Outdoor living space is pure luxury. Pool. Lush hillside view.



**\$395,000**

**MARY'S FANCY HILLSIDE PRIVACY & VIEW**  
 Spacious 2 bdrm/2bath. Wonderful valley views. Fenced and secluded yard. Plenty of parking space and room to kick a ball. Make this your family Villa.



**\$296,000**

**INDIGO BAY VIEW LOT WITH VILLA PLANS**  
 Amazing location in Indigo Bay. Price includes plans for a Villa with separate apartment. Ready to build and add your personal touches.



REDUCED !

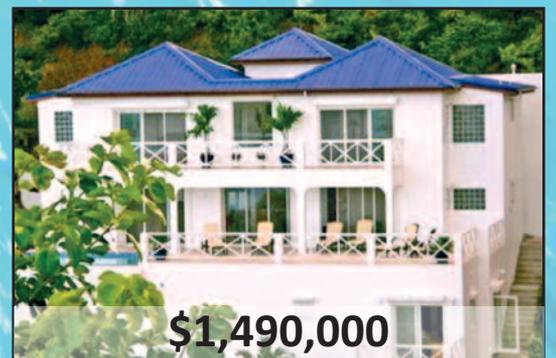
~~\$1,299,000~~ **\$849,000**

**ALMOND GROVE 7TH HEAVEN**  
 Sweeping, expansive view that will make you feel like you're floating on a cloud... from your pool of course. Amazing Villa plus 2 fully self contained apartments.



**\$779,000**

**SAUNDERS LUXURY INCOME**  
 RARE find in this sought after, quiet neighborhood. A total of 7 Bed/6 baths, huge lot. 3 apartments with possibility of more! This is a great investment.



**\$1,490,000**

**OCEAN VIEW "TWIN PALMS"**  
 Luxury villa rental market with excellent R.O.I. Fully furnished, pool, lush tropical lot. Separate suite and short stroll to the beach.

**INTEGRITY - DEDICATION - FUN !**

\* As ranked at Century 21 for 2015/16 St. Maarten

# RENTALS >>> RENTALS

**69 CUPECOY \$850/MTH**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**1 BEDROOM APARTMENT** Fully Furnished Brand New Furnitures. Walking Distance To The Auc Medical School. Generator On The Premises.  
Contact: cupecoy11realestate@gmail.com

**70 CUPECOY STARTING AT \$1050/MTH**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**JORDAN VILLAGE** rentals starting from \$1050. -\$1650. available end of april 2017. Contact : cupecoy11realestate@gmail.com

**71 BEACON HILL \$1400/MTH**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007 / 527 8686

**ALEGRIA - FULLY FURNISHED STUDIO.** Light/ Water And Internet Included. Available From 16th March... Email: cupecoy11realestate@gmail.com or Call +1721-5278686

**72 CUPECOY \$1500/MTH**



CENTURY 21 ☎(+1721) 586-8626

**JORDAN ROAD CONDO** is a furnished 1 bedroom on the second floor. Included are a living room, kitchen, bathroom, and balcony with lagoon view. This condo is in a gated with security, parking, walking distance to the AUC School and nearby restaurants. Utilities not included. **Ref. B414**  
Wilma Zenic : wilma@c21sxm.com

**73 CLAUDE ESTATE \$2000/MTH**



CENTURY 21 ☎(+1721) 586-8626

**2 BEDROOM / 2.5 BATH FURNISHED DUPLEX.** Spacious living room, equipped kitchen. Gated. Parking. Utilities not included. **Ref. E379**  
Wilma Zenic : wilma@c21sxm.com

**74 CUPECOY \$2800/MTH**



CENTURY 21 ☎(+1721) 586-8626

**BEAUTIFUL 2 BEDROOM, 2 BATH FULLY FURNISHED APARTMENT.** Spacious living room, Modern equipped kitchen, Washer & Dryer. Access to the Gym, Pools, Tennis Court. Parking, 24/7 Security, but utilities are not included. It is walking distance to AUC, Casino, Restaurants, and Beaches.  
Wilma Zenic : wilma@c21sxm.com

**75 MAHO BLUE MARINE \$4000/MTH**



CENTURY 21 ☎(+1721) 586-8626

**BRAND NEW FULLY FURNISHED 3 BEDROOM, 3 BATH VILLA.** Large living and dining area. Modern equipped kitchen. Laundry room. Private pool, garden, and parking. Gated with 24/7 security. Utilities not included.  
Wilma Zenic : wilma@c21sxm.com

**76 PORTO CUPECOY PRICE ON REQUEST !!!!**



CUPECOY 11 REAL ESTATE ☎(+1721) 527 8686

**LUXURIOS 3 KINGSIZE SUITES / 3 BATHROOM** for short term/Weekly Rental With all the amenities and conveniences of it's surroundings. Garden 100m2 / Apt 250m2, fully furnished and equipped! Call or email for more details and viewings. Call # 1721-5200007 or Email: cupecoy11realestate@gmail.com



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**CARPENTRY - ROOFING - WATERPROOFING - GUTTERING**



### NETTLE BAY



198 000€

2 bedrooms / duplex (second floor) apartments on the lagoon.

### HOPE ESTATE



Prix sur demande

Residential parcels in front of Hope Estate Grand Case.

### TERRES BASSES



2 650 000€

VILLA LA PLAGE DU VOYAGEUR : 5 bedrooms + 1 studio on 1 hectare of perfectly maintained garden.

### DAWN BEACH



\$1,650,000

VILLA MODERN DIAMOND : Fully furnished, 3 bedrooms / bathrooms, infinity pool and ocean view.

### TERRES BASSES



1 775 000€

VILLA PARISIAN COTTAGE : 4 bedrooms / bathrooms ocean view + 2 Studios + 1 additional villa.

# RealtyLux Transactions

www.realtylux.sx | sales@realtylux.sx | +1 721 522 9640 | +590 690 88 99 89

### TERRES BASSES



\$2,650,000

THE CLIFF : 18 000 sqm land over the sea.

### TERRES BASSES



3 296 000€

VILLA JOY : 5 bedrooms / bathrooms ocean view + 1 studio.

### TERRES BASSES



\$3,922,000

VILLA THE NEVER ENDING VIEW : 5 bedrooms / bathrooms + dock and an astonishing view.

### TERRES BASSES



\$16,500,000

BEACH PATH PROPRIÉTÉ : Unique 36 hectares property with 3 houses, a wonderful view and a direct access to the beach.



### FASHION CAFE

Commercial space of 122 m2, fully furnished with Maho beach view.



### BRAZILIAN LEATHER

67 m², in the heart of Maho, fully furnished and ready to use



### HIP UP

62 m², very good location with competitive rental price. Perfect space for a boutique



### MONACO KEBAB

100 m², ready to use. Ideal for a small restaurant or deli.



LIVE MAHO



### LA TERRASSE STUDIO

One bedroom and two bedrooms apartments, short term, sea and garden view.

YOUR LIFE, YOUR MAHO

MAHO REAL ESTATE SALES CENTER

Rhine Road 1, Maho Bay, Sint Maarten | info@livemaho.com | +1.721.545.5591



# THE EMERALD

AT MAHO

STARTING  
PRICE  
**\$93,000**

THE EMERALD IS THE ONE OF THE NEWEST PROJECTS COMING TO MAHO. FULLY FURNISHED WITH AMENITIES SUCH AS GYM, POOL, COMPUTER LAB, FREE WIFI, FREE SHUTTLE TO AND FROM AUC AND MUCH MORE, THE EMERALD IS A GREAT INVESTMENT. CONTACT THE MAHO REAL ESTATE OFFICE TODAY AT +1.721.545.5591 FOR MORE INFORMATION ON HOW YOU CAN TAKE ADVANTAGE OF GREAT PRICES STARTING AT JUST **\$93,000**



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