

# REAL ESTATE DEALS

## Sint Maarten

#25 - August/September 2017 - FREE MAGAZINE

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dream house

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+1721 544 4240  
www.ireteam.com

**TENDAL**  
REAL ESTATE N.V.

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87B, Welfare Road - Simpson Bay  
www.tendalrealestate.com

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Building "ELEV11" - Jordan Drive Road # 11,  
Cupecoy, Sint-Maarten  
cupecoy11realestate@gmail.com

**Cabinet**  
**KONCEPT White**  
(60cm)  
+ basin + Mirror

**\$219**

**Cabinet MAEL**  
(60cm)  
+ basin  
+ Mirror

**\$229**

**NEW COLLECTION  
IN STOCK !**

**-30%**

**DISCOUNT!**

**Cabinet EPICE**  
+ basin  
+ Mirror  
(50cm)

**\$179**

**Cabinet BELY**  
(60cm or 80cm)  
+ basin + Mirror  
+ Tower Cabinet  
Petroleum Blue or White  
starting at

**\$429**

**1€/\$1**

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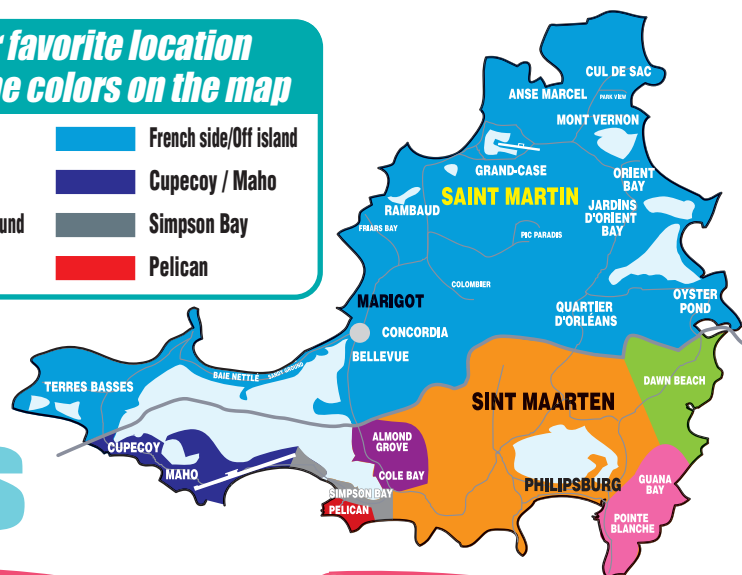
# SALES

## Commercials

# Lands Villas Apartments

Choose your favorite location according to the colors on the map

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



### 01 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

### 02 COLE BAY \$299,000



CUPECOY 11 REAL ESTATE ☎ (+1721) 520 0007

**OPPORTUNITY ! LAND 2000M2 FOR SALE.** Overlooking Simpson Bay lagoon and Anguilla. Building density 15%. Freehold. Email: cupecoy11realestate@gmail.com

### 03 POINT PIROUETTE \$235,000



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

**FULLY FURNISH 1 BEDROOM 1 BATH CONDO** in a gated community. Comes with common pool and parking. Call 1721-586-6896 or Email : Shivone@tendalrealestate.com for viewing.

### 04 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 : arunxm@gmail.com

### 05 POINTE BLANCHE STARTING AT \$312,000



RE/MAX ☎ (+1721) 524-0640


**NEW CONDO COMPLEX IN POINTE BLANCHE !** Enjoy fabulous ocean view from the newest six story building residence, Seneca. Units range in size from 90 m2 to 151.82 m2. The property features, secure gated access, elevator and full capacity standby generator. Contact Natasha@remaxislandproperties.com

### 07 POINT PIROUETTE \$1,400,000





SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**CARIBBEAN DREAM** 4 bedrooms, 4 bathrooms, lagoon front with ample harbor to dock a yacht. Modern feel with touch of artistic lines & curve. Ref : 658



## INNOVA

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### 06 POINT BLANCHE \$850,000



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

**VILLA GREAT VIEW** This Ocean view, fully furnished, European style villa comes with 3 bedroom 3.5 bath. It's very private with a large swimming pool and beautiful landscaping. A must see, Call 1721-586-6896 for more information or Email Shivone@tendalrealestate.com

### 08 CLAUDE ESTATE \$125,000



ISLAND REAL ESTATE TEAM ☎ (+1721) 520 2064

**1083 M2 SLIGHT SLOPED LAND WITH VIEWS OF PHILIPSBURG,** Caribbean sea and the cruise-ships. Possibility to construct a residential home or apartments or a combination of the two. The area is being developed which will increase the value of this property. Sacha Vliegen : sacha.ireteam@gmail.com

### 09 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.

### 10 OBI HILL STARTING AT \$270,000



ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

**COMING SOON,** Luxury Condos in Cay Hill. Arun Jagtiani : arunxm@gmail.com

### 11 LITTLE BAY \$275,000



ISLAND REAL ESTATE TEAM ☎ (+1721) 520 2064

**UNIQUE LOT WITH AMAZING VIEWS OF PHILIPSBURG,** A the Caribbean sea and Divi Resort. About 1,500 m2 of sloped land. Not many lot's with this view available! Sacha Vliegen : sacha.ireteam@gmail.com

### 12 ST. JOHN'S ESTATE \$286,000



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

**Unfurnished 3 bedroom 2 bath family home.** Comes with a laundry room. Call 1721-5866896 or Email Shivone@tendalrealestate.com for more information.



#1 & #3  
in sales\*

# Linda & Mario Molinari

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



“ Let us help you with your Island Dreams ! ”



EXCLUSIVE

**\$1,290,000**

#### DAWN BEACH OCEAN VIEW + INCOME

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



EXCLUSIVE

**\$489,000**

#### RAINBOW PURE OCEAN FRONT

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



EXCLUSIVE

**\$459,000**

#### RAINBOW PANORAMA VIEWS

Enjoy a breeze from East to West thru  
your sub-penthouse condo. A 2 bed/2bath,  
immaculate & furnished.



EXCLUSIVE

**\$499,000**

#### PRIME OCEAN FRONT RAINBOW

Let the sound of the surf lull you to sleep.  
Immaculately maintained with stunner view.  
3 pools & and beach. Best Cupecoy location.



EXCLUSIVE

**\$779,000**

#### SAUNDERS LUXURY + INCOME

VERY 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.



EXCLUSIVE

**\$299,000**

#### 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.



EXCLUSIVE

**\$409,000**

#### RAINBOW BEST DEAL OCEAN VIEW

Amazing ocean and sunset views. 2beds/2baths.  
Refreshing cross breeze with lagoon side  
views as well. Perfection.



ONLY 1 LEFT !

**\$770,000**

#### NEW INDIGO BAY 3 BEDROOM VILLAS

Amazing ocean and sunset views. 3 beds/3 baths.  
Perfection to the highest standards. Latest technol-  
ogy and finishings. Get ready to be blown away.



READY FOR JULY

**\$650,000**

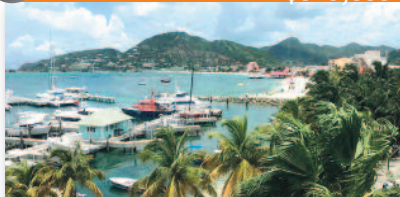
#### NEW INDIGO BAY 2 BEDROOM VILLAS

Amazing ocean and sunset views & large yard.  
2 beds/2 baths. Perfection to the highest standards.  
Latest technology and finishings. Ready for July.

INTEGRITY - DEDICATION - FUN !

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

### 13 PHILIPSBURG \$315,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

**BOARDWALK CONDO** 2 bedroom "BEACH FRONT" condo overlooking the boardwalk in Philipsburg. Arun Jagtiani : arunxsm@gmail.com

### 17 INDIGO BAY PRICE ON REQUEST



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007

**RARE! LAND ON 1ST LIGNE WITH POSSIBILITY TO GET YOUR OWN BEACH ACCESS!** 2000 sqm building density 20% Email: cupecoy11realestate@gmail.com

### 21 OYSTER POND \$185,000



RE/MAX ☎(+1721) 524-0640

**THIS 2165 M2 PARCEL OF LAND** is located in the District of Upper Princess Quarter in the upscale residential community, Rice Hill Gardens. It is an ocean view lot and the community is developed with roads, utility lines. Contact Natasha@remaxislandproperties.com

### 14 INDIGO BAY STARTING AT \$650,000



CUPECOY 11 REAL ESTATE ☎(+1721) 553 8154

**BRAND NEW, DESIGN AND MODERN 2 AND 3 BEDROOMS VILLA** with kitchen equipped and appliances, private pool and garden. Email: v.cupecoy11realestate@gmail.com

### 18 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 a extra lot including building permit for 6 additional rental units. Call 1721-586-6896 or Email: Shivone@tendalrealestate.com for more information.

### 22 RED POND ESTATE \$215,000



RE/MAX ☎(+1721) 524-0640

**LOCATED IN THE GATED COMMUNITY OF RED POND ESTATE**, this building lot is perfectly situated to enjoy ocean views, sea breezes and sunrises. The lot is on a slight slope, making construction very easy. All infrastructure is in place. Contact Natasha@remaxislandproperties.com

### 15 CAY HILL \$650,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**LIVING INTENSE** 2 bedrooms, 2 bathrooms Free standing villa nestled on the lower hillside with undisturbed ocean views. This newly build home is elegant while boasting high ceilings, glass staircase, and with a modern technique. Ref:5665

### 19 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

### 23 OYSTER POND LOT \$220,000



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

**THIS 1500M2 LOT COMES WITH AN OUTSTANDING VIEW.** For more information, contact Shivone@tendalrealestate.com or call 1721-586-6896.

### 16 INDIGO BAY STARTING AT \$750,000



CUPECOY 11 REAL ESTATE ☎(+1721) 553 8154

**WORTH VIEWING ! BRAND NEW AND MODERN VILLA OCEANVIEW** 3 bedrooms ensuite, kitchen equipped with appliances, large living room, garden, private pool. Worth viewing ! Email: v.cupecoy11realestate@gmail.com

### 20 RED POND LOT 27 \$175,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

**1673SQ/M OCEAN VIEW LOT**, 3 walking distance to 2 beaches and the possibility to build your dream home... Arun Jagtiani : arunxsm@gmail.com

### 24 DAWN BEACH \$450,000



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 for viewing.



### Bob Barron

Phone : (721) 522-6865  
Email : bbarron@c21sxm.com



### Lynne Parsons

Phone : (721) 554-4267  
Email : lynne@c21sxm.com

# Century 21

## Island Realty



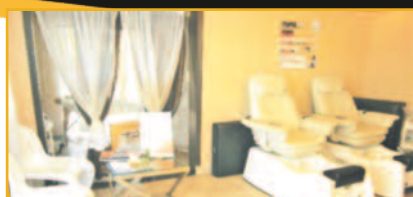
### BEACON HILL \$1,295,000

**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



### 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



### CUPECOY \$319,000

**RAINBOW 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



### POINT BLANCHE \$125,000

**BEDROOM CONDO ON THE SECOND LEVEL.** Offer views of the sea and St. Barths from its balcony. The bedroom is bright and well decorated with a large enclosed closet. This unit is perfect for anyone wishing to buy this as an investment income. Ref 232



### ALMOND GROVE \$4,200/MTH

**FOR RENT** - 3 bedroom villa of 5,000 ft² offers the most dramatic ocean views. This home was designed with care and with a sensible floor plan, expansive entertainment areas. Ref L850

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think of



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[samarpaintsxm@gmail.com](mailto:samarpaintsxm@gmail.com)

## 25 DAWN BEACH \$1,200,000



RE/MAX ☎(+1721) 586-7656

**VILLA SEASCAPES** situated in Dawn Beach Estates, a gated community, is a wonderful ocean view 3 Bedroom/3 Bathroom villa with 1 bedroom apartment located on the lower level. The villa comes furnished and offers fully equipped kitchen with granite counter tops, roomy living/dining area all offering direct ocean view. Recent renovations include a beautifully tiled master bath. Surrounded by lush gardens, Seascapes is set on a spacious private 1/2 acre lot. Contact Hanneke@remaxislandproperties.com

## 29 CUPECOY \$120,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**SIMPLE AND CLEAR GREAT INVESTMENT OPPORTUNITY** 1 bedroom, 1 bathroom pool security 8% return in your investment in a community with pool. **Ref : 708**

## 33 BEACON HILL \$288,000

**QUICK SALE**



CUPECOY 11 REAL ESTATE ☎(+1721) 520 0007

**EXCLUSIF WATERFRONT.** Fully furnished and equipped. 3 large terraces on the ocean. Ideal vacation rental investment. Walking distance from Maho. Motivated seller! Email: cupecoy11realestate@gmail.com

## 26 FRENCH OYSTER POND \$290,000



RE/MAX ☎(+1721) 524-0640

**THIS STUDIO IS LOCATED AT LES BALCONES,** French Oyster Pond. Beautiful view of Oyster Pond and its marina. Also a common pool. This unit is equipped with a covered extra large terrace and barbeque. Contact Natasha@remaxislandproperties.com

## 30 CUPECOY STARTING AT \$125,000



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

**LAGOON VIEW.** 1 bedroom apartment newly renovated with brand new furnitures. Few steps from AUC and close to all amenities. Interesting return on investment. Already rented for the next 18 months. Contact : cupecoy11realestate@gmail.com

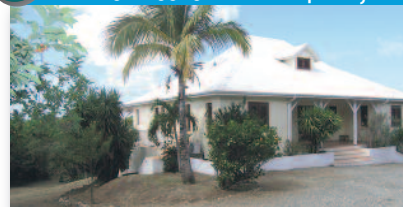
## 34 BEACON HILL \$395,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

**FREE STANDING HOME** across the street from the beach. Arun Jagtiani : arunxm@gmail.com

## 27 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 for viewing.

## 31 CUPECOY STARTING AT \$145,000



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

**JORDAN VILLAGE BRAND NEW** Modern and design Duplex penthouse fully furnished and nicely equipped. Email: cupecoy11realestate@gmail.com

## 35 MAHO \$420,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**EXQUISITE CONTEMPORARY DESIGNS** 2 bedrooms, 2 bathrooms, enjoys a ocean & lagoon view. Reduced price! Great Investment on newly modern living. **Ref:389**

## 28 CUPECOY STARTING AT \$115,000



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

**PALM COURT** - 1 bedroom apartment fully furnished and equipped. 2 min walking distance to AUC university. Ideal rental investment. Email : cupecoy11realestate@gmail.com

## 32 LA TERRACE \$215,000



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

## 36 MAHO AREA \$425,000



RE/MAX ☎(+1721) 524-0640

**ONE BEDROOM ONE AND HALF BATHROOM CONDO** on the fifth floor of Aquamarina; fully renovated . Included with property is Cobia Center Console 25ft Boat with 2 Yamaha 150 horsepower engines a with boat lift. Contact Natasha@remaxislandproperties.com



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**CARPENTRY - ROOFING - WATERPROOFING - GUTTERING**



## As seen on:

- Caribbean Life (HGTV)
- House Hunters International (HGTV)
- Open House (NBC)



\$120,000

Residential Land  
Sacha +1 721 520-2064



\$175,000

1 Bedroom Condo  
Arun +1 721 586-2626



\$235,000

1 Bedroom Studio  
Davida +1 721 586-2772



\$265,000

2 Bedroom Townhouse  
Arun +1 721 586-2626



\$299,000

2 Bedroom Townhouse  
Sacha +1 721 520-2064



\$349,000

2 Bedroom Condo  
Arun +1 721 586-2626



\$349,900

3 Bedroom Family Home  
John + 721 522-7327



\$397,000

2 Bedroom Condo  
Arun +1 721 586-2626



\$430,000

3 Bedroom Family Home  
Arun +1 721 586-2626



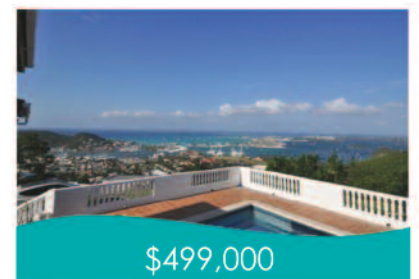
\$450,000

2 Bedroom Condo  
Pablo +590 690 674 015



\$485,000

2 Bedroom Condo  
Pablo +590 690 674 015



\$499,000

3 Bedroom Family Home  
Arun +1 721 586-2626



\$545,000

2 Bedroom Villa  
Andrew +1 721 524-5134



\$599,000

Oceanfront Land  
Arun +1 721 586-2626



\$699,000

5 Bedroom Family Home  
Arun +1 721 586-2626



\$795,000

3 Bedroom Penthouse  
Andrew +1 721 524-5134



\$1,690,000

Ocean Front Villa  
Andrew +1 721 524-5134



\$1,695,000

5 Bedroom Family Home  
Arun +1 721 586-2626



\$2,100,000

6 Bedroom Villa  
Arun +1 721 586-2626



\$4,500,000

Amazing 6 Bedroom Estate  
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Under US \$400,000

Under \$800,000

Luxury

info@ireteam.com

IRETEAM.COM

### 37 RAINBOW BEACH CLUB \$475,000



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

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

### 38 CUPECOY \$475,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**OCEAN VIEW PENT HOUSE** 2 bedrooms, 2 bathrooms Overlooking the Caribbean Sea this pent house offers view that expands to the horizon. **Ref : 5679**

### 39 CUPECOY \$495,000



RE/MAX ☎ (+1721) 586-7656

**THIS 2 BEDROOM, 2 BATH CONDO** at Rainbow Beach Club offers wonderful views of the ocean and of the pool and pool deck. It is sold furnished and can be either a great rental property or your own home. Contact Hanneke@remaxislandproperties.com

### 40 BEACON HILL \$550,000



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

**VILLA 3 BEDROOMS ENSUITE**, 3.5 bathrooms, kitchen equipped, 2 terraces, pool, garden. + 1 bedroom apartment + 2 bedrooms apartment independent. Interesting return on investment. Owner financing possible. Contact: cupecoy11realestate@gmail.com

### 41 BEACON HILL \$635,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**BEACH SIDE WITH MODERN ELEGANCE** 2 bedrooms 2 bathrooms, Truly modern Caribbean residence opening up to the tropical colors of the Caribbean life. **Ref : 687**

### 42 CUPECOY \$925,000



RE/MAX ☎ (+1721) 586-7656

**THIS 3 BEDROOM, 3.5 BATH UNIT** is one of the premier properties in Porto Cupecoy. This condo has stunning custom design and amazing views and cooling breezes especially from the spacious terrace on the third floor. Contact Hanneke@remaxislandproperties.com

### 43 MAHO \$1,110,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**TROPICAL HAVEN** 3 large bedrooms, 3 1/2 bathrooms known for a beautiful and tranquil tropical retreat, that have a great ocean & lagoon view. **Ref : 203**

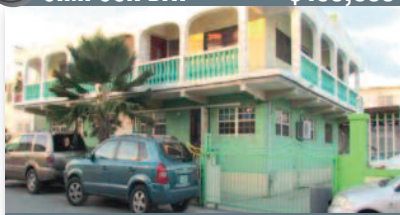
### 44 SIMPSON BAY YACHT CLUB \$388,000



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.

### 45 SIMPSON BAY \$490,000



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

**MULTI FAMILY DWELLING.** Lower level 3 bedroom 1 bath, upper level 2(2) bedroom 1.5 bath apartments. For more information Call or Email : Shivone@tendalrealestate.com

## Butterfly Villas

### Indigo Bay

*Come and visit our model house!*

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**+ 590 690 37 1785**

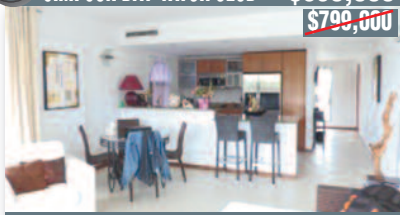
### 46 SIMPSON BAY BEACH \$495,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**PALM BEACH** 2 Bedrooms 2nd bedroom is a private loft 2 Bathrooms beautifully designed to give each unit a beautiful view of the sea, the pool and the lovely gardens with long walks on the beach. **Ref : 5649**

### 47 SIMPSON BAY YATCH CLUB \$650,000



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. Email: cupecoy11realestate@gmail.com

### 48 SIMPSON BAY YACHT CLUB PRICE UPON REQUEST



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

### 49 PELICAN KEY STARTING AT \$259,000



ISLAND REAL ESTATE TEAM ☎ (+1721) 520 7176

**CAPRI RESIDENCE** New development coming soon. Studios to 2 bedroom. Starting at \$259,000 to \$552,000 Anthony Temmer : tonytemmer@gmail.com

### 50 PELICAN KEY \$790,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**VILLA SAPPHIRE** 3 bedrooms, 3 1/2 bathrooms. Private villa with a modern Caribbean feel that enjoy allot of outdoor living space. **Ref : 711**

### 51 PELICAN KEY \$1,350,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

**VILLA CAPRI** 5 bedrooms, 6 bathrooms in a gated community with amazing Ocean views. One of a kind a must see ocean and fishing enthusiast. **Ref : 682**

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# RE/MAX®

## ISLAND PROPERTIES



**\$490,000**

### OCEAN VIEW TERRACE VILLA

Spectacular 3 bedroom, 2 1/2 bath family home with views of lush hillsides and ocean in the distance. Close to beaches, restaurants and Philipsburg.

Contact [Hanneke@remaxislandproperties.com](mailto:Hanneke@remaxislandproperties.com)



**\$585,000**

### VILLA JASMINE

Spacious 3 bedroom/3 bath villa located in Dawn Beach Estates with both ocean and hillside views. Owner financing available.

Contact [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)



**\$1,200,000**

### BELL'MARE

BEACHFRONT villa in Dawn Beach Estates. Bell'Mare is a 3 bedroom, 3 bath villa with unparalleled views from all rooms. Investment property with great rental history.

Contact [Hanneke@remaxislandproperties.com](mailto:Hanneke@remaxislandproperties.com)



**\$799,000**

### MONTE VISTA VILLA

Elegant Five bedroom, 5 1/2 bath Caribbean Villa with Over 4000 sq/ft of living space. Recently renovated kitchen.

Contact: [Mike@remaxislandproperties.com](mailto:Mike@remaxislandproperties.com)



**\$845,000**

### VISTA MARINA VILLA

Million dollar marina views from this Oyster Pond Villa. Main house has 2 bedroom, 2 baths with pool. Guest house has 2 separate rental units.

Contact [Mike@remaxislandproperties.com](mailto:Mike@remaxislandproperties.com)



**\$299,000**

### CAE JAE HAVEN II

Recently renovated, charming, ground floor, one bedroom condo with two full bathrooms located at the Cae Jae Haven II complex in Pelican.

Contact [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)



**\$349,000**

### GUANA BAY LOT

A corner lot with 3340 m2 has ocean view. It is a very flat lot and All infrastructures are in place. Close to the beach.

Contact [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)



**\$1,050,000**

### PELICAN KEY VILLA

This ocean view villa has 3 bedroom, 3 1/2 baths in the main house, and two 1 bedroom apartments for extra income. ideal investment property.

Contact [Natasha@remaxislandproperties.com](mailto:Natasha@remaxislandproperties.com)



**MOTIVATED SELLER**

**\$695,000**

### AQUAMARINA

Spacious 3 bedroom, 3.5 bathroom condominium with expansive views across the Mullet Bay golf course towards the Caribbean Sea, lagoon and Marigot. Stunning professional decor.

Contact [Hanneke@remaxislandproperties.com](mailto:Hanneke@remaxislandproperties.com)

Each office is independently owned and operated.

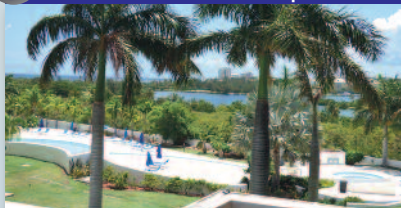
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# RENTALS

# RENTALS

## 54 MAHO \$1150/MTH



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

**BLUE MARINE** - Studio fully furnished, full bathrooms ( shower & bath ), terrace. Gated residence with security, common pool.  
Email: cupecoy11realestate@gmail.com

## 58 CUPECOY \$2800/MTH



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**GATED COMMUNITY WITH POOL/ BEACH ACCESS** Situated in a very convenient location this 2 bedrooms 2 bathrooms, condo offers beach access, 24hr gated security, tennis court, underground parking ect. **Ref : 504**

## 55 BEACON HILL \$1350/MTH



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

**ALEGRIA** - Fully furnished studio utilities included Common pool, garden, parking lot.  
Email: cupecoy11realestate@gmail.com

## 59 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. Email: cupecoy11realestate@gmail.com

## 52 IN THE CENTER OF CUPECOY \$850/MTH



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

**PALM COURT** 1 Bedroom apartment fully furnished with brand new furnitures. Walking distance to AUC. Utilities not included. Contact: cupecoy11realestate@gmail.com

## 56 PELICAN \$1600/MTH



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**SEA BREEZE** Sea Breeze is a 1 bedroom fully furnished located in the Pelican Key Estate.  
**Ref : 5687**

## 60 MAHO \$4000/MTH



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**BLUE MARINE VILLA** Newly build 3 bedrooms 3 bathrooms Villa that enjoys a panoramic view over the private pool and airport runway. **Ref : 5605**

## 53 CUPECOY STARTING AT \$1050/MTH



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

**JORDAN VILLAGE TOWER FULLY FURNISHED. STUNNING VIEW !** Brand new and modern apartment with terrace. Walking distance to AUC and all facilities.  
Contact : cupecoy11realestate@gmail.com

## 57 SIMPSON BAY \$1850/MTH



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**AUTHENTIC MEDITERRANEAN** 1 bedroom, 2 bathrooms prime location with spacious living areas and impressive marina views. **Ref : 647**

## 61 COMMERCIAL BUILDING SALES \$13 000/MTH



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

**PRIME FRONT STREET** Located in Philipsburg known for its busy street areas which is a great opportunity to boast your business up. **Ref : 5695**



**BRAZILLIAN LEATHER**

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



**BRIGHT PATH**

Commercial space of 120 m². Ideal for office, unfurnished



**AQUA**

62 m², Very good location, perfect for boutique. Ready to use.



**BAJATZU**

330 m², unfurnished, ideal for restaurant. Very good visibility. Competitive rental price.



**LA TERRASSE STUDIO**

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

**YOUR LIFE, YOUR MAHO**  
**MAHO REAL ESTATE RENTAL OFFICE**

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



**\$2,800/MTH**

#### Rainbow Ocean View

Perfect 2 bed 2 bath in Cupecoy. Three stunning community pools, 24/7 security, secured parking, and private beach access on site. Walking distance to AUC, restaurants and shops.

## Contact me for all your rental needs!

Long term rentals - Short term rentals  
Listing your property - Selling your property

Integrity, dedication and efficiency.

Committed to finding the right  
property or tenant for you!



**\$700/MTH**

#### Colebay Studio

Beautiful newly renovated studio with Air Conditioning, washer, and stainless steel appliances. Compact living at it's finest. This is the perfect home for a student, working professional or couple in St. Maarten.



**\$1,200/MTH**

#### Belair Beauty

Lovely furnished modern 1 bedroom walking distance to the beach in the peaceful neighborhood of Belair. Utilities, local cable and internet included.



**\$1,000/MTH**

#### Philipsburg Beach Dream

Beautiful 1 Bedroom right on the beach. Located on Front street in downtown Philipsburg. Gas and water are included.



**INQUIRE FOR PRICE**

#### Boutique Hotel & Commercial Spaces

Located in the heart of downtown Philipsburg on Back street. These units are currently being built and are renting out fast! Contact for Pricing.



**\$1,600/MTH**

#### Ever Summer

Incredibly spacious open-concept 1 bedroom. Modern, stainless steel appliances, Oyster Pond is a 24/7 gated community. The perfect safe and quiet location.



## Rental Specialist

**Esther Molinari**  
721-523-4272  
esther@c21sxm.com



**\$420,000**

#### Iconic Boardwalk Restaurant

Long history of success with excellent lease that includes a 2-bedroom apartment above restaurant and extra income from beach loungers. There are not many restaurants of this caliber on the boardwalk.



**\$1,200,000**

#### Prime Maho Commercial

Excellent location with long-term successful tenant. A proven track record and good R.O.I. Maho commercial district is one of the most sought after and this building is in the center of it.



**\$1,390,000**

#### Prime Vacant Lot

In heart of financial & retail district 200 m2. Across from the only major parking lot in Philipsburg and cornered by major banks, this prime lot is suitable for any venture. Multi-level construction possible.



**Marco Molinari**  
721-523-3511  
marco@c21sxm.com



**Mario Molinari**  
721-527-5425  
mario@c21sxm.com



## Commercial Specialists

# THE EMERALD

AT MAHO

STARTING  
PRICE  
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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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