

REAL ESTATE DEALS

Sint Maarten

#23 - February 2017 - FREE MAGAZINE

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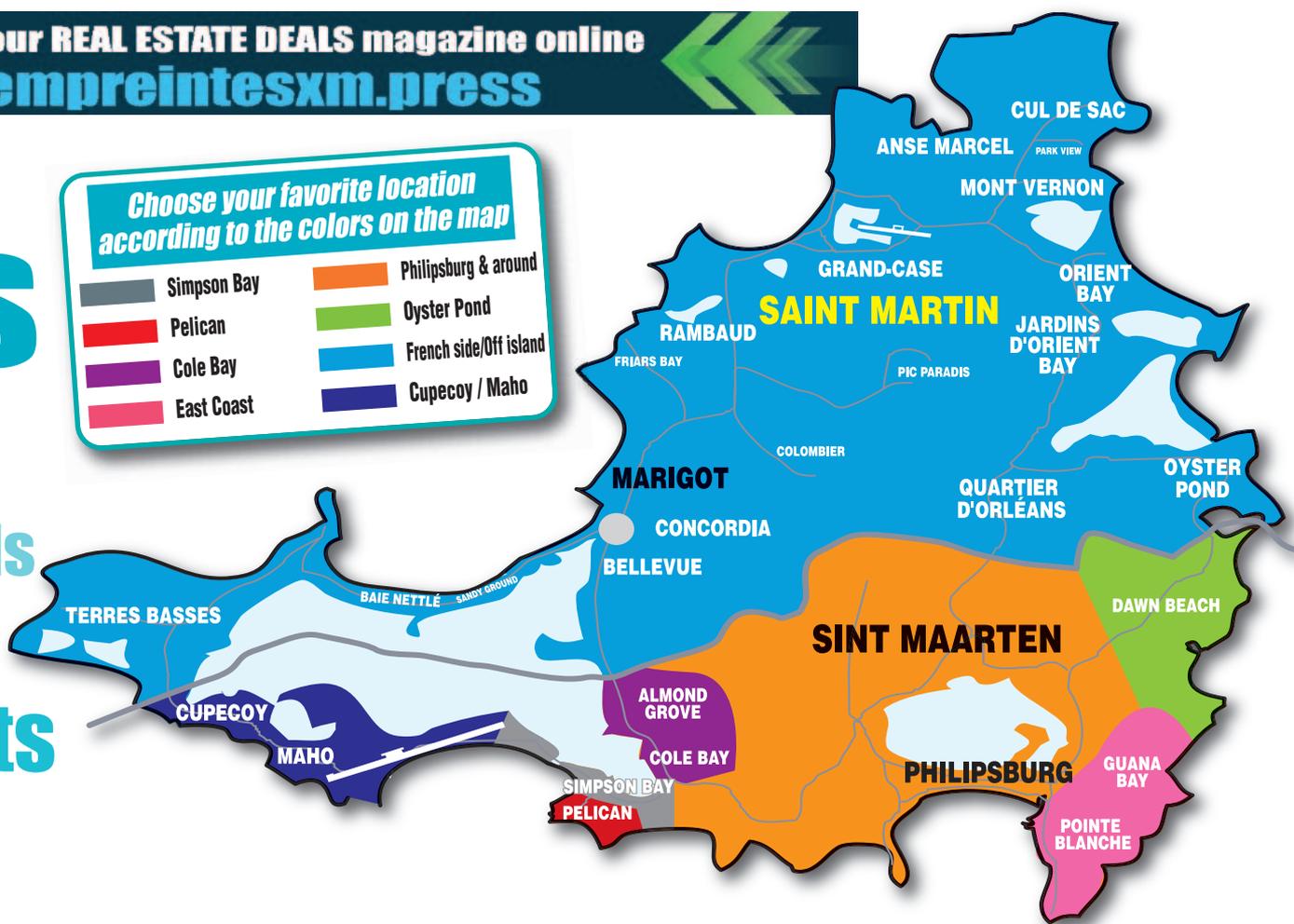


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SALES Villas Commercials Lands Apartments

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 Pelican	 Oyster Pond
 Cole Bay	 French side/Off island
 East Coast	 Cupecoy / Maho



01 SIMPSON BAY STARTING AT \$235,000



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



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02 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

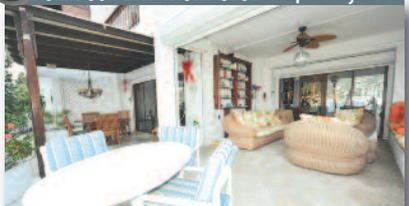
03 SIMPSON BAY YACHT CLUB \$649,000



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

04 SIMPSON BAY YACHT CLUB \$650,000



SIMPSON BAY REAL ESTATE ☎526 2268

TWO BEDROOMS LARGE TERRACE, GREAT LAGOON VIEW, FURNISHED. Mediterranean style. 24H security, gated, tennis courts, common pools, luxurious residential complex in the heart of Simpson Bay ! Boat slip included.
Gaby : gaby@resxm.com - www.resxm.com

05 SIMPSON BAY \$695,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

BEACH FRONT SPACIOUS 2 bedroom 2 bathroom is must see !
Ref : 553

06 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 # 1721-520007 or email: cupecoy11realestate@gmail.com

07 SIMPSON BAY YACHT CLUB \$790,000



SIMPSON BAY REAL ESTATE ☎526 2268

THREE BEDROOMS SPACIOUS 2 LEVELS PROPERTY, lagoon view, Mediterranean style. 24H security, gated, tennis courts, common pools, luxurious residential complex in the heart of Simpson Bay , great location !
Gaby : gaby@resxm.com - www.resxm.com

08 SIMPSON BAY BEACH \$850,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

ON OF THE BEST DEAL on simpsonbay beach penthouse with 3 bedroom.
Ref : 473



#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 ! ”



\$599,000

RARE ALMOND GROVE CONDO

3 large bedrooms/3 bathrooms. Fully renovated to the highest standards. Outdoor living space is pure luxury. Pool.



\$475,000

RAINBOW WALKOUT W/VIEW!

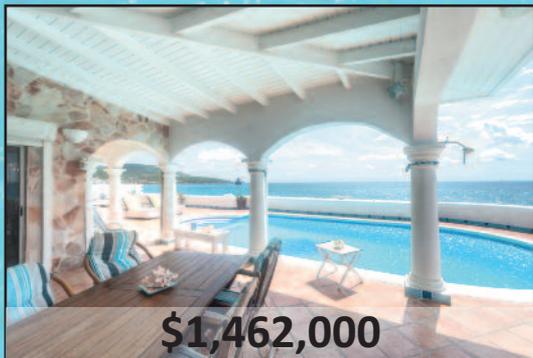
Perfect 2 beds/2baths, fully furnished, largest ground floor terrace in the complex. Ocean view and very rare!



\$459,000

RAINBOW SUPREME VIEWS

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



\$1,462,000

PELICAN COVE OCEAN FRONT

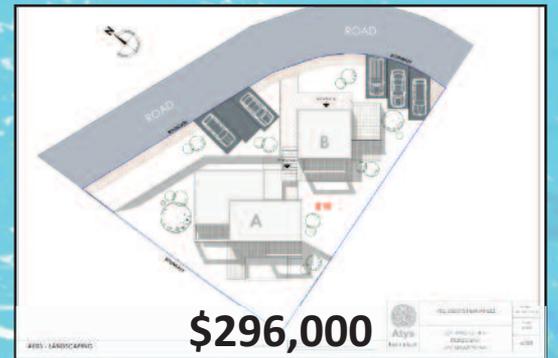
This 5 bed/6bath beauty will tick every box on your dream wish list. Plus tick 3 times for 'location'. Recently refreshed and ready for the discriminating buyer.



\$395,000

MARY'S FANCY HILLSIDE PRIVACY & VIEW

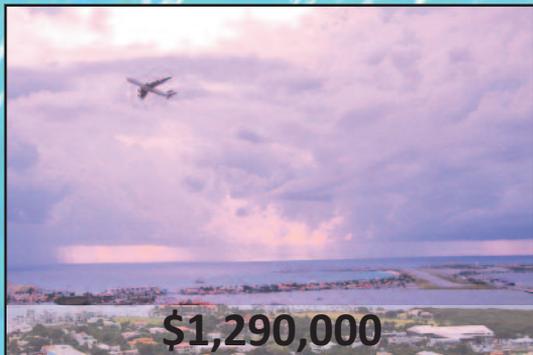
Spacious 2 bdrm/2bath. Wonderful valley views. Fenced and secluded yard. Plenty of parking space and room to kick a ball. Make this your family Villa.



\$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.



\$1,290,000

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.



\$1,590,000

OCEAN VIEW "TWIN PALMS"

Luxury villa rental market with excellent R.O.I. in Dawn Beach. Pool. Separate suite and very short stroll to the beach. Immaculately furnished.

INTEGRITY - DEDICATION - FUN !

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



09 SIMPSON BAY \$1,200,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

DESIGNER DÉCOR PENTHOUSE with 2 boat slips includes as speed boat. **Ref : 5621**

10 SIMPSON BAY BEACH \$1,250,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

WOW ! 3 BEDROOMS 3 1/2 with Amazing views with extraordinary décor. **Ref : 5641**

11 SIMPSON BAY BEACH PRICE UPON REQUEST



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

BEACH FRONT ON SIMPSONBAY BEACH the best home is on the market to sell ! **Ref : 124**

12 PELICAN \$299,000



TENDAL REAL ESTATE N.V. ☎ 690-872-891

MAGNIFICENT OCEAN VIEW LOT with 756M2 on a slight slope. Motivated Seller Call 721-568-6896 or 690-872-891 for viewing. Email shivone@tendalrealestate.com

13 PELICAN KEY \$575,000



RE/MAX ☎(+1721) 520-1402

WONDERFUL 2 BEDROOM 2.5 BATH CONDO with ocean view and private garage. Balcony off the living area and master bedroom. Beautiful kitchen with stainless steel Bosch appliances and granite counter tops and Bar area. Contact Karen : Karen@remaxislandproperties.com

14 PELICAN \$635,000



SIMPSON BAY REAL ESTATE ☎526 2268

THREE BEDROOMS , 2 LEVELS TOWNHOUSE recently renovated, ocean view. Common pool, common garden. Great location. **Ref #386**
Gaby : gaby@resxm.com - www.resxm.com

15 PELICAN KEY \$790,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

3 BEDROOM VILLA priced to sell. **Ref : 711**

16 PELICAN \$865,000



SIMPSON BAY REAL ESTATE ☎526 2268

FOUR BEDROOMS OUTSTANDING VILLA SITUATED ON A UNIQUE, , idyllic site, which offers an open and expansive view of the Caribbean Sea. The villa is fully Solar equipped, Solar water heater, Solar pool pump , Solar + LED outdoor lighting. Private pool. Fenced. **Ref #386**.
Gaby : gaby@resxm.com - www.resxm.com



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



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17 PELICAN KEY \$1,050,000



RE/MAX ☎(+1721) 524-0640

BEAUTIFUL GATED VILLA with 3 bedroom 3 1/2 bath in the main house, two 1 bedroom apartments making it an ideal investment property. Magnificent ocean view. Contact Natasha : Natasha@remaxislandproperties.com

18 PELICAN KEY \$1,450,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

OCEAN FRONT 5 bedroom villa a Super Deal ! Ref : 682

19 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

20 COLE BAY \$260,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

MAHOE VILLAS 2 – 3 bedroom townhouses. Arun Jagtiani : arunxm@gmail.com

21 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

22 COLE BAY \$485,000



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

LAS BRISAS : LUXURIOUS WATERFRONT CONDO in Cole Bay. Large, modern 1 bedroom 1 bath with terrace. Comes with 2 parking spaces, boat slip, common pool, 24/7 security. Call 1721-586-6896 or Shivone@tendalrealestate.com for appointment.

23 ALMOND GROVE PRICE UPON REQUEST



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

MUST SELL PRIVATE HOME with 4 bedroom and panoramic views. Ref : 296

24 POINTE BLANCHE \$92,500



RE/MAX ☎(+1721) 524-0640

ONE BEDROOM CONDO AT TAMARIND HOTEL. Fully furnished and equipped, income property, common pool, air conditioned, security.. Close to Philipsburg. Live in or rent out. Excellent Investment. Great Deal, must sell now. Contact Natasha : Natasha@remaxislandproperties.com



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25 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 : arunxm@gmail.com

26 POINT BLANCHE STARTING AT \$226,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

RECENTLY COMPLETED oceanfront condos. Arun Jagtiani : arunxm@gmail.com

27 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.

28 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

29 GUANA BAY \$299,000



ISLAND REAL ESTATE TEAM ☎(+1721) 520 2064

VILLA STAR Lovely 2 bedroom 2 bathroom apartment directly on the ocean in Guana Bay... Sacha Vliegen : sacha.ireteam@gmail.com

30 GUANA BAY \$399,000



RE/MAX ☎(+1721) 524-0640

LOT 10 IS A CORNER LOT with Three Thousand Three Hundred Forty square meters (3340). This lot has some ocean view, it is a very flat lot which makes it very easy for construction. All infrastructures are in place. close to the beach, great location, great deal. Contact Natasha. Natasha@remaxislandproperties.com

31 POINT BLANCHE \$499,000



ISLAND REAL ESTATE TEAM ☎(+1721) 520 2064

FAMILY HOME 5 large bedroom, 3 bath, plumbing and electric completely redone, large garden for pets and kids. Great view of ocean and cruise ships. Sacha Vliegen : sacha.ireteam@gmail.com

32 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 : arunxm@gmail.com

33 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 : arunxm@gmail.com

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34 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 : arunxm@gmail.com

35 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.

36 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 : arunxm@gmail.com

37 TAMARIND HILL \$199,000



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

REDUCED!!!BEAUTIFUL, OCEAN VIEW LOT in a safe and gated community with 1550m2. 24/7 security. Call 721-586-6896 or Email shivone@tendalrealestate.com for more information

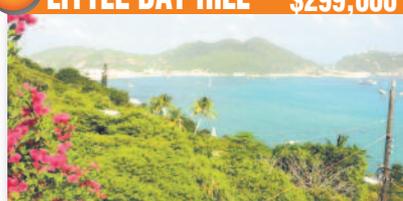
38 SUCKER GARDEN \$241,000



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

3 BEDROOM 2 BATH HOUSE on 800m². Call 1721-586-6896 or Shivone@tendalrealestate.com for more information.

39 LITTLE BAY HILL \$299,000



ISLAND REAL ESTATE TEAM ☎(+1721) 520 2064

EXCEPTIONAL 1480M2 LOT ON LITTLE BAY HILL. Amazing view of Philipsburg, the cruise ship terminal, surrounding islands and the beautiful Caribbean Sea. The deed has NO RESTRICTIONS on construction. So multi family or apartment building is an option. Don't miss out on this rare opportunity! Sacha Vliegen : sacha.ireteam@gmail.com

40 MADAM ESTATE \$319,000



ISLAND REAL ESTATE TEAM ☎(+1721) 520 2064

BLUEBERRY HILL #4 A 3 bedroom, 2 bath home with large outdoor living space and private garden. Sacha Vliegen : sacha.ireteam@gmail.com

Rick Robinson

Phone : (721) 522-4659

Email : rick@c21sxm.com



Century 21

Island Realty



MAHO \$219,000

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

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

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

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 cook's 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

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

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

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 : bob@c21sxm.com



Century 21

Island Realty



BEACON HILL \$1,295,000

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

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**



BEACON HILL \$84,000

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

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 \$295,000

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 \$235,000

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**



POINTE BLANCHE \$75,0500

The studio is on the second floor Studio (hotel room size) with one bathroom. The size is approx. 300 sq. ft. There is a brand new kitchenette with a small fridge, sink, microwave and a single burner hot plate. Included are a Queen size bed, closet, wall mounted TV, ceiling fan, new split system A/C unit and new sliding glass doors which lead out to a covered balcony. Cable TV and internet ready. **Ref 247**



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41 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

42 PHILIPSBURG \$1,450,000



ISLAND REAL ESTATE TEAM ☎(+1721) 581 9503

INVESTMENT OPPORTUNITY. BACK STREET APARTMENT COMPLEX 19 individual units : 1 x 3 bedrooms, 11 x 2 bedrooms, 7 x 1 bedrooms. Practically new. All units are occupied with steady income... Mr. Collins : collinsproperty42@gmail.com

43 CAY HILL \$1,600,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

MUST SEE !! 4 bedroom private villa with great views and priced to sell quickly. Ref : 5587

44 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. Email shivone@tentalrealestate.com

45 TAMARIND HILL \$1,650,000



RE/MAX ☎(+1721) 524-0640

SEA JADE OFFERS SPECTACULAR VIEWS OF THE SURROUNDING WATERS and local islands and is located in gated community. All 5 bedrooms are air conditioned with their own en suite facilities. Outside covered patio areas overlook swimming pool, mature gardens. Contact Natasha : Natasha@remaxislandproperties.com

46 PHILIPSBURG \$1,730,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

COMMERCIAL PROPERTY ON BUSH ROAD Prime commercial property for sale on Bush Road, few minutes from the capital, Philipsburg. Arun Jagtiani : arunxm@gmail.com

47 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 : arunxm@gmail.com

48 SOUTH REWARD PRICE UPON REQUEST



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

THIS IS A GOOD INVESTMENT PROPERTY. Comes with 6 apartments. A must see, Call 172-586-6896 for appointment or Email Shivone@tentalrealestate.com

49 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 : sachai.ireteam@gmail.com

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A WIDE RANGE OF DOORS

Welgelelgen road #4 Cay Hill p.o Box 5013 - Philipsburg - Sint Maarten

50 OYSTER POND \$399,000



RE/MAX ☎(+1721) 586-7656

THERE ARE FEW LOTS LEFT IN THE EXCLUSIVE, gated Oyster Pond Estates development that have this stunning view of not only the endless blue ocean, but the Oyster Pond with the marinas too. Contact Hanneke : Hanneke@remaxislandproperties.com

51 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@tentalrealestate.com for viewing.

52 OYSTER POND \$499,000



RE/MAX ☎(+1721) 586-7656

LOVELY OCEAN VIEW 2 BEDROOM/2 BATH CONDO enjoys the prevailing Tradewinds. Located at Princess Heights, this condo is close to the beach and only minutes to restaurants. Perfect unit to rent out or use as your own. Contact Hanneke : Hanneke@remaxislandproperties.com

53 OYSTER POND \$899,000



RE/MAX ☎(+1721) 586-7656

VILLA TRITON IS LOCATED AT CORAL BEACH CLUB and is just steps to Dawn Beach. This ocean view villa offers the finest of amenities including travertine floors, Effie Ti Italian kitchen, Viking appliances, and more. Contact Hanneke : Hanneke@remaxislandproperties.com

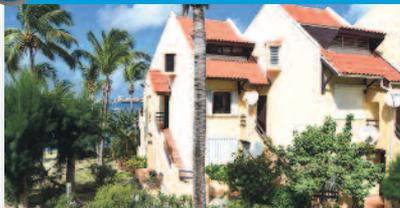
54 DAWN BEACH \$1,650,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

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

55 NETTLE BAY 198 000 €



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

2 BEDROOMS/DUPLEX (second floor) apartments on the lagoon.

56 FRENCH OYSTER POND \$290,000



RE/MAX ☎(+1721) 524-0640

STUDIO AT LES BALCONES has a beautiful view of the lagoon and the Lighthouse. Common pool and a covered extra large terrace with BBQ grill. Contact Natasha : Natasha@remaxislandproperties.com

57 GRAND CASE \$418,950



RE/MAX ☎(+1721) 586-7656

A 2 STORY CONDO AT GRAND CASE BEACH CLUB offers large bedroom with sitting area upstairs along with a full bath. Many closets including spacious owners closet. Downstairs is another full bath, kitchen and living room. Just steps to the beach. Contact Hanneke : Hanneke@remaxislandproperties.com

58 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.

59 GRAND CASE \$1,295,000



RE/MAX ☎(+1721) 524-0640

WELL-ESTABLISHED, HIGHLY RATED AND PROFITABLE TIJON PERFUMERIE & BOUTIQUE and its building in the quaint village of Grand Case represents some of the best value in today's market. Great value, excellent opportunity. Contact Natasha : Natasha@remaxislandproperties.com

60 TERRES BASSES 1 950 000 €



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

VILLA PARISIEN COTTAGE 4 Bedrooms / bathrooms ocean view + 2 Studios + 1 additional villa.

61 TERRES BASSES \$2,750,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

THE CLIFF 18 000 sqm land over the sea.

62 TERRES BASSES 3 296 000 €



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

VILLA JOY 5 Bedrooms / bathrooms ocean view + 1 studio.

63 TERRES BASSES \$3,922,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

VILLA THE NEVER ENDING VIEW 5 Bedrooms / Bathrooms + dock and an astonishing view.

64 TERRES BASSES \$16,500,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

BEACH PATH PROPERTY Unique 3.6 hectares property with 3 houses, a wonderful view and a direct access to the beach.

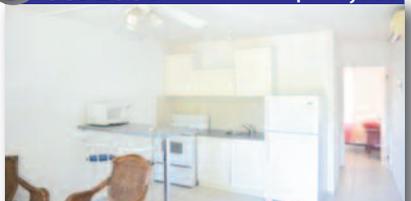
65 HOPE ESTATE PRICES ON DEMAND



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

COMMERCIAL PARCELS in front of Hope Estate Grand Case.

66 CUPECOY STARTING AT \$110,000



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

67 CUPECOY \$119,000



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

68 CUPECOY \$120,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

SIMPLY A GOOD INVESTMENT with 1 bedroom pool and security. **Ref : 708**

69 CUPECOY \$140,000



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

70 CUPECOY STARTING AT \$145,000



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

JORDAN VILLAGE studio resale starting at \$145,000. 50.88m2 / 547.66 ft. Email: cupecoy11realestate@gmail.com

71 CUPECOY \$187,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

GREAT INVESTMENT PRE-CONSTRUCTION 1-3 bedroom units available. **Ref : 5608**

72 MAHO \$190,000



ISLAND REAL ESTATE TEAM ☎(+1721) 586 2626

LOT B4 BLUE MARINE - 501 m2 Residential building lot in exclusive gated community. Flat land, easily constructable, amazing views ! Arun Jagtiani : arunxsm@gmail.com

73 MAHO \$215,000



SIMPSON BAY REAL ESTATE ☎526 2268

STUDIO LUXURIOUS ITALIAN FINISHING, full kitchen with stone countertop and KitchenAid appliances, common pool, garden, security, gym, great location !! **Ref #118** Gaby : gaby@resxm.com - www.resxm.com

74 CUPECOY \$225,000



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 m². (64.66m2/695.99ft2) Contact : cupecoy11realestate@gmail.com

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CUPECOY BEACH

\$1,450,000



! Cupecoy Beach front Morden gated community. Beachfront community, 4 bedroom 4 baths, private roof top pool Elevator, 2 car garage, fully furnished -equipped direct access to the beach. Turn key

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Carte professionnelle : 15-002T

Garantie financière : Galian

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06 90 39 72 24 Bruce

06 90 55 70 46 Antonio



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75 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

76 AQUAMARINE \$259,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

DEAL! Way under market value large on bedroom apt. **Ref : 5611**

77 CUPECOY \$289,000



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

RESIDENCE LAGOON VIEW. Apartments just beside the University of Medicine. 2 BEDROOM, Newly renovated and brand new furnitures. Great investment! Contact: cupecoy11realestate@gmail.com

78 BEACON HILL \$299,000



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

79 MAHO \$315,000



SIMPSON BAY REAL ESTATE ☎ 526 2268

TWO BEDROOMS LUXURIOUS RESIDENCE IN MAHO with a large common pool. Conveniently located walking distance to Maho shopping, restaurants, bars, beach. Security, parking, garden, gym. **Ref #141**
Gaby : gaby@resxm.com - www.resxm.com

80 MAHO \$375,000



SIMPSON BAY REAL ESTATE ☎ 526 2268

ONE BEDROOM LUXURIOUS ITALIAN FINISHING, full kitchen with stone countertop and KitchenAid appliances, common pool, garden, security, gym, great location !! **Ref #119**
Gaby : gaby@resxm.com - www.resxm.com

81 BEACON HILL \$375,000



SUNSHINE PROPERTIES ☎ (+1721) 544 4498/9

LARGE WATERFRONT STUDIO with amazing views of the caribbean sea and simpsonbay. **Ref : 4552**

82 BEACON HILL \$395,000



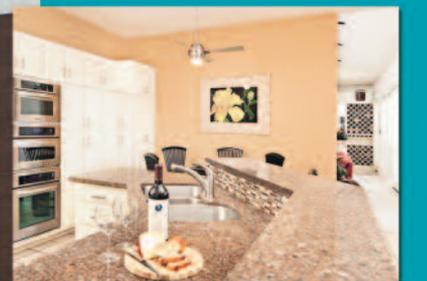
ISLAND REAL ESTATE TEAM ☎ (+1721) 586 2626

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

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Tel : 523-5663 / 523-4272 - Mail : mohammadalsabi@yahoo.com



83 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

84 BEACON HILL \$459,000



RE/MAX ☎(+1721) 520-1402

LOVELY RECENTLY RENOVATED 2 BEDROOM CONDO with Solid wood cabinets, granite tops and stainless steel appliances. There are 2 balconies, a one car garage and the area is gated.
Contact Karen : Karen@remaxislandproperties.com

85 CUPECOY \$470,000



RE/MAX ☎(+1721) 520-9594

BEAUTIFULLY RENOVATED 2 BEDROOM LOFT AT PORTO CUPECOY which is directly on the square looking over the marina and lagoon. Exceptionally furnished and also a custom kitchen.
Contact Marko : Marko@remaxislandproperties.com

86 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 : walt@tendalrealestate.com

87 CUPECOY \$480,000

FIRE SALE



CUPECOY 11 REAL ESTATE ☎(+1721) 527 8686

CUPECOY BEACH CLUB 2 bedrooms/ 2 bathrooms newly remodeled fully furnished, 24/ 7 security gated community, Pool, Garden! Minutes away walking distance to the famous MULLET BAY BEACH, Casinos and Restaurants. Can be Rented on weekly or long term rental income. Email: cupecoy11realestate@gmail.com

88 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

89 BEACON HILL \$635,000



SUNSHINE PROPERTIES ☎(+1721) 544 4498/9

BRAND NEW MODERN ELEGANCE ! 2 bedrooms / 2 bathrooms next to the beach. **Ref : 687**

90 CUPECOY \$675,000



RE/MAX ☎(+1721) 520-9594

THIS UNIT IS IN A HIGHLY PRIVATE BUILDING AT PORTO CUPECOY, with the most private balconies offered within the complex. Incredible views and the kitchen is totally remodeled. Exceptionally large master bedroom. Great rental potential for luxury vacations. Priced to sell!
Contact Marko : Marko@remaxislandproperties.com

Dream Beach is the only place to go when you are looking for the perfect property at Blue Marine in Maho. We have managed this property since 2014 and one of the partners is an original owner and lives there. Blue Marine consists of 4 buildings and 69 units, 4 pools, gym and beautiful grounds. Blue Marine is a very short walk into Maho where you will find everything you need, restaurants, shopping, entertainment, casino, medical and a pharmacy. Walk a few minutes more and you have 2 great and popular beaches, Maho and Mullet Bay Beach and Mullet Bay Golf Course.

BLUE MARINE IS A GREAT PLACE TO LIVE AND GREAT FOR INVESTMENT

BLUE MARINE RESIDENCES



\$390,000

Awesome 2 bedroom corner unit ground floor. Hurricane rated sliding doors and windows. Many upgrades. Must see

\$405,000

AMAZING VIEWS - 2 bedroom corner unit, 3rd floor. Master with sitting area, luxurious bath, Corner Balcony

\$380,000

Large 2 Bedroom Corner with views front & rear. Views of the lagoon, ocean, golf course and airport. Open living

\$267,200

Great 1 Bedroom Corner Balcony. Enjoy the breeze while watching the planes land

\$145,800

DEAL OF THE DAY - 2nd floor Studio has everything You need - 506 square feet plus 97 for balcony

\$425,000

3rd Floor 2 bedroom fully furnished corner unit. Master has large sitting area or could be nursery. Beautiful view of pools, golf course and lagoon. Hurricane Shutters

\$375,000

3rd Floor - 1 bedroom corner unit with 2 balconies. Master bath with huge round jetted tub, Metal Hurricane Shutters - Garage Park

\$350,000

3rd Floor 2 bedroom center unit with Mezzanine. Super features, views, furnished. Metal Hurricane Shutters



Laguna View IA Welfare drive, Simpson Bay (Behind the First Caribbean Bank, next to UPS)
Email : info@dreambeachvacationssxm.com - Web : dreambeachvacationssxm.com
Marianne Finney (+1-721) 527-3280 **Marinka de Joode (+1-721) 520-5400**

91 MAHO AREA \$695,000



RE/MAX ☎(+1721) 586-7656

THIS SPACIOUS 3 BEDROOM, 3.5 BATHROOM CONDOMINIUM offers expansive views across the Mullet Bay golf course towards the Caribbean Sea, lagoon and Marigot as well. The professional decor and exceptional amenities truly give this property an air of sophistication. Contact Hanneke : Hanneke@remaxislandproperties.com

92 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

93 PORTO CUPECOY \$775,000



ELITE PROPERTIES ☎(+1721) 520 6675

MARINA TERRACE – One of few residences directly on this White Glove Marina! Spacious 2 bedrooms, 2 ½ baths PLUS large sunny terrace with outdoor living and dining! Furnished. Excellent Residence or Rental Property.

94 CUPECOY BEACH CLUB \$890,000



ELITE PROPERTIES ☎(+1721) 520 6675

OCEANFRONT - TWO STORY 3 BEDROOM, 4 bath residence – direct oceanfront and ready for your own personal touches ! Fantastic location ! Newly renovated pool area and steps to Cupecoy and Mullet Bay beaches !

95 CUPECOY BEACH CLUB \$995,000



ELITE PROPERTIES ☎(+1721) 520 6675

3 PRIVATE OCEANFRONT TERRACES – lovely 2 story townhouse style property. 3 bedrooms 4 baths Fully furnished. On Cupecoy Beach – just steps to Mullet Bay Beach ! Excellent Condition and LOCATION !

96 PORTO CUPECOY \$995,000



ELITE PROPERTIES ☎(+1721) 520 6675

MARINA 360 IS VIRTUALLY SURROUNDED BY WATER! Located at the entrance of the White Glove marina with sunrise & sunset views!! 2 bedrooms / 2 ½ baths. THREE WATERFRONT terraces !

97 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
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98 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 it's private pool, gated property! Spectacular view of the lagoon and it's 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. Email: cupecoy11realestate@gmail.com

99 SHORE POINTE \$1,750,000



ELITE PROPERTIES ☎(+1721) 520 6675

FORMER MODEL VILLA OF THE PREMIER OCEANFRONT COMMUNITY - Shore Pointe at Cupecoy! 4 bedroom / 4 + baths, garage and PRIVATE ROOFTOP POOL ! Over 4100 sq. ft. plus over 1100 sq. ft. of outdoor living ! Fantastic residence and / or rental investment

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100 PORTO CUPECOY PRICE ON REQUEST



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PENTHOUSE – ROOFTOP TERRACE AND PRIVATE POOL. See this One-of-a-Kind residence in the heart of the island's 'Gold Coast' ! Designer decorated 3 bedroom, 4 ½ bath plus 2500 sq. ft. of outdoor living, dining and pool area.

101 SHORE POINTE PRICE ON REQUEST



ELITE PROPERTIES ☎(+1721) 520 6675

OCEANFRONT ! RARE OPPORTUNITY - custom 3 bedroom 4 ½ bath oceanfront villa - SHORE POINTE at CUPECOY !! Private pool overlooking the ocean. Premier gated community with 24 hour security on the island's GOLD COAST !

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RENTALS

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RENTALS

102 BEACON HILL \$1400/MTH



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103 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

104 SIMPSON BAY \$3750/MTH



SIMPSON BAY REAL ESTATE ☎526 2268

LUXURIOUS 2 BED / 2 BATH UNFURNISHED CONDO on the beach with breath taking ocean views. Walking distance to Restaurants, grocery, pharmacy and entertainments.
Gaby : gaby@resxm.com - www.resxm.com

105 PORTO CUPECOY PRICE ON REQUEST



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