

# The Estate at Porto Maho For Sale Sint Maarten, St. Maarten, Maho

**3,100,000 €**

## QUICK SPEC

Year of Construction	0
Bedrooms	0
Half Bathrooms	0
Full Bathrooms	0
Interior Surface approx	6,070 m2 - 65,340 Sqf.Ft.
Exterior Surface approx	0,6 ha - 1,5 Acre
Parking	
Property Type	Plot / Land

## TECHNICAL SPECIFICATIONS

Airy and minimalist The Estates at Porto Maho offer 10 waterfront homes with breathtaking views over the lagoon of Simpson Bay, the Caribbean and the island of Anguilla in the distance. These beautiful homes feature private pools, private docks, outdoor hot tubs and interior courtyard gardens and unobstructed views from each room, of the lagoon, the sea and Anguilla on the horizon.

Invite St. Maarten's beautiful landscape into the privacy and serenity of your own home, from the floor to ceiling glass "walls", to see-through stairs in the main hall and a second-story skywalk across a courtyard garden providing a dramatic approach to the master bedroom. Luxuriously private, this suite offers quick access to the sauna and Turkish steam bath.

## PROPERTY FEATURES

### PLOT FEATURES

- Designed by the Turin, Italy-based firm Associated Architects, each residence overlooks the ocean and beautiful Simpson Bay lagoon and is located just minutes from the island's International airport and Maho village offering dining, shopping and gaming in a vibrant resort atmosphere. Maho Village has many duty-free offerings, a world-class spa and dining options including international restaurants, from Japanese, Thai, Italian, French and bars, cafes and lounges to suit every palate and mood. As well as having white sand and crystal clear water, Maho Beach is also the ultimate location for plane spotting!
- The landscaping and architecture take advantage of cool trade winds, limiting the need for artificial temperature controls. Walls of aerated concrete blocks insulate further against high temperatures, as well as ambient noise. (They're also nontoxic, fire-resistant and insect-proof). Even the windowpanes reflect The Estates at Porto Maho's elegantly practical environmental ethos: each is shaded and pyrolytic-coated to reduce heat transmission.

## SCHOOL INFORMATION

Education in Sint Maarten is compulsory for children between the ages of 5 and 16:

- Asha Stevens Elementary School
- Caribbean International Academy
- St. Maarten Academy
- Leonard Conner School

## AMENITIES AND COMMUNITY FEATURES

- No Annual Real Estate Taxes
- No Capital Gain Taxes
- The estate is within a 10 minute drive of the island's international airport and only minutes from some of the best restaurants, best beaches, golf courses and shopping in the world.

## OTHERS

- Scenic View
- Mountain Views
- Waterfront
- Bay View
- Water Feature
- Rock Beach

## ABOUT THE AREA

Sint Maarten, part of the Kingdom of the Netherlands, is a country on the southern part of a Caribbean island shared with Saint Martin, a French overseas collectivity. Its natural features span lagoons, beaches and salt pans. The capital, Philipsburg, has cobblestone streets and colorful, colonial-style buildings lining its Front Street shopping area.

### Simpson Bay

Although close to the runway at Princess Juliana International Airport, beautiful Simpson Bay has some of the most captivating crystal tidewater out of all the beaches on the island. Swimming and sunbathing aside, other pursuits here include boating, horseback riding and heading behind the scenes of a rum distillery.

### Maho & Mullet Bay

Becoming increasingly built-up, Maho's beach is situated at the end of the runway at Princess Juliana International Airport and is famous for its unrivaled plane-spotting opportunities, particularly at the Sunset Bar & Grill

### Philipsburg

Philipsburg, the capital of St-Martin/Sint Maarten's Dutch side, sprawls out along a wide arcing bay that mostly functions as an outdoor shopping mall (and red-light district) for cruise-goers. There are some older buildings that survived the hurricanes mixed among the new, but overall the town is far more commercial than quaint. Most of the duty-free shops are along Front St, while one block south, the Boardwalk is jammed with boisterous beach bars.

