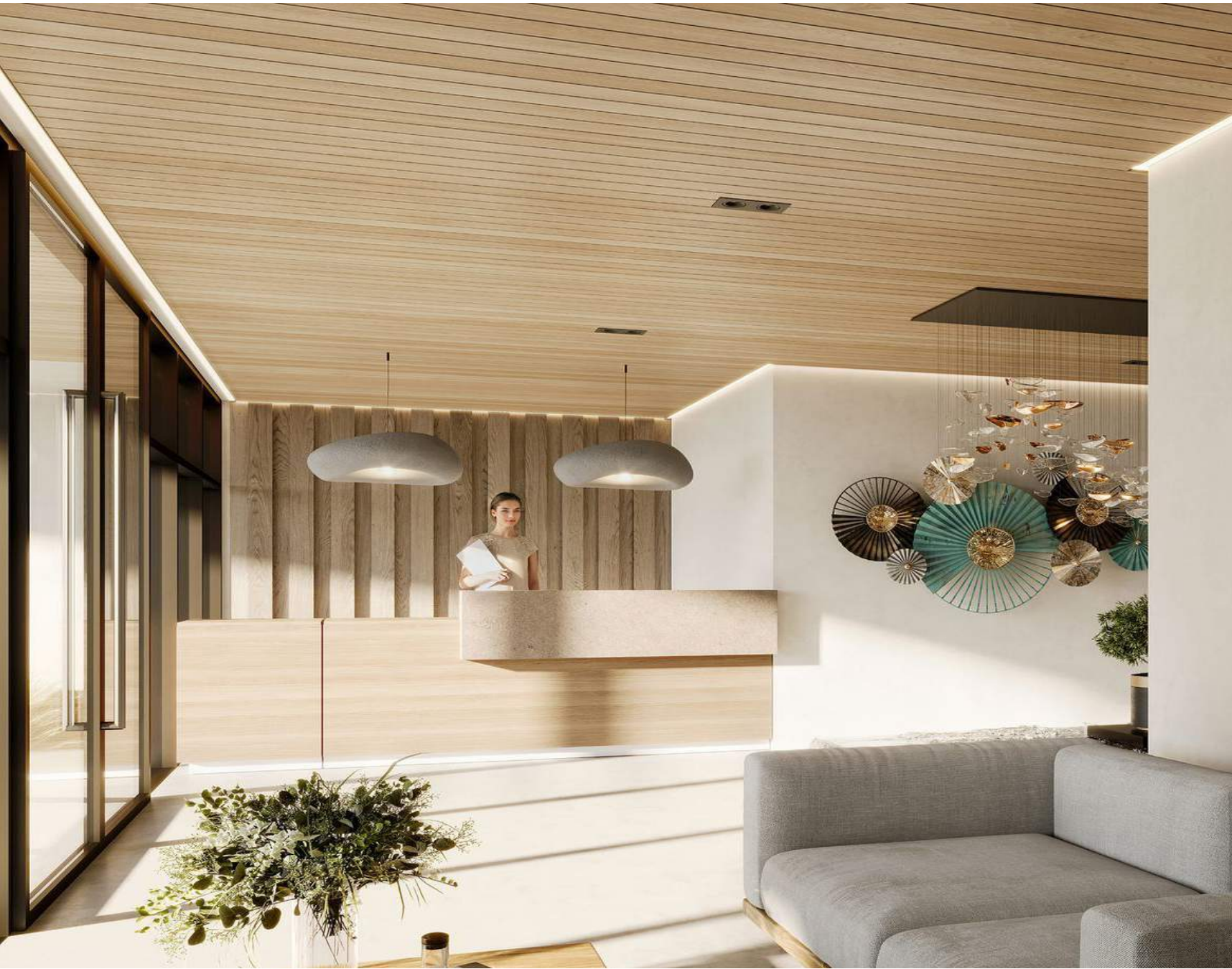




Dolce
BEACH RESIDENCE



SIMPSON BAY - SINT MAARTEN



Dolce

BEACH RESIDENCE

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Beach Front Location

SIMPSON BAY - SINT MAARTEN



The beachfront location of **"DOLCE BEACH RESIDENCE"** in Simpson Bay, Sint Maarten adds to its appeal as an investment opportunity.

The apartments in "DOLCE" offer the unique advantage of direct beachfront access in Simpson Bay, Sint Maarten. This means that residents can enjoy the convenience of stepping right onto the beautiful sandy beaches of Simpson Bay and immersing themselves in the stunning views and soothing sounds of the Caribbean Sea.

With direct beachfront access, residents of "DOLCE" can indulge in a waterfront lifestyle, whether it's taking leisurely walks along the shore, enjoying water activities, or simply basking in the sun. The convenience and exclusivity of having the beach just steps away from your apartment add to the allure and desirability of this real estate project.

Investing in a beachfront property such as **"DOLCE BEACH RESIDENCE"** can offer potential long-term value appreciation, as beachfront real estate tends to be in high demand and limited supply. The exclusivity of the location and the desirability of beachfront living create a strong investment potential.

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Prime Location

SIMPSON BAY - SINT MAARTEN

Simpson Bay in Sint Maarten is renowned for its prime location and allure. Situated on the island of St. Maarten, Simpson Bay offers an exceptional beachfront setting that captivates both residents and visitors alike. With a three-kilometer-long beach and its proximity to the Princess Juliana International Airport, Simpson Bay is an ideal destination for those seeking tranquility and convenience.

Moreover, Simpson Bay is known for its easy accessibility. Its close proximity to the airport ensures convenient travel arrangements for residents and tourists. This accessibility adds to the desirability of the location, making it an attractive choice for real estate investment.

"DOLCE BEACH RESIDENCE" in Simpson Bay, Sint Maarten offers the convenience of nearby amenities, restaurants, and shops, enhancing the living experience for residents. The project's location provides easy access to a variety of dining and shopping options, allowing residents to indulge in the vibrant local scene.

Within close proximity to "DOLCE BEACH RESIDENCE," there are several restaurants to explore. TripAdvisor lists restaurants near the nearby Simpson Bay Resort, Marina & Spa, offering a range of cuisines to satisfy various culinary preferences.

The convenience of having these amenities nearby allows residents of "DOLCE BEACH RESIDENCE" to enjoy a hassle-free lifestyle. Whether it's grabbing a meal at a nearby restaurant or indulging in a shopping spree, everything is within reach, making day-to-day living more convenient and enjoyable.

Dolce Beach Residence

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*"DOLCE BEACH RESIDENCE" is an exciting new real estate project located in the beautiful neighborhood of **Simpson Bay on the Caribbean island of St. Maarten.** This development offers a unique opportunity for investors and property owners.*

The apartments are designed to maximize natural light and optimize the scenic surroundings, allowing residents to immerse themselves in the beauty of Sint Maarten.

In addition to its prime location, "DOLCE BEACH RESIDENCE" offers convenient access to nearby amenities, including restaurants, shops, and entertainment options. Whether you're seeking a permanent residence or a vacation home, this project provides an enticing opportunity to experience the vibrant lifestyle of Simpson Bay

Offering a range of beachfront apartments, **"DOLCE BEACH RESIDENCE"** provides residents with direct access to the pristine beaches of Simpson Bay. The project promises a luxurious and upscale living experience, combining exceptional design, high-quality construction, and breathtaking views of the Caribbean Sea.

Developed by a reputable team with a proven track record, **"DOLCE BEACH RESIDENCE"** aims to create a harmonious blend of comfort, style, and sophistication.

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Sint Maarten



Dolce
BEACH RESIDENCE

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Sint Maarten

Home

Dolce
BEACH RESIDENCE

Équipements luxueux

STATE-OF-THE-ART CONDOS

The "DOLCE BEACH RESIDENCE" project in Sint Maarten offers residents luxurious amenities and stunning views with beach access from every apartment.

Magnificent Views: Residents of the Dolce project can enjoy breathtaking views of the surrounding landscapes and ocean vistas.

Beach Access: The apartments in the Dolce project offer convenient access to beautiful beaches, allowing residents to relax and enjoy the pristine sands and crystal-clear waters.

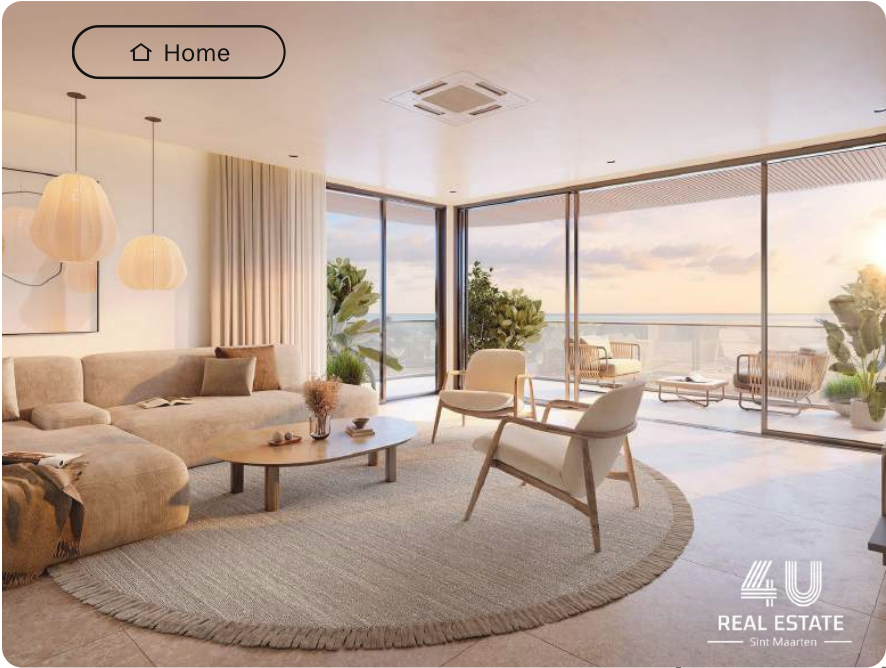
Fully Equipped Apartments: The apartments in the Dolce project are designed to provide residents with comfortable and well-equipped living spaces. Including features such as fully equipped kitchens, spacious living areas, and modern fixtures.

Pool on the Beach : unwind and indulge in relaxation.

High-end Finishes: DOLCE boast high-quality finishes and attention to detail, ensuring a refined living environment.

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Home



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Explore the Gallery



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"High-quality Construction and Design of the "DOLCE BEACH RESIDENCE" Apartments"

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"DOLCE BEACH RESIDENCE" in Sint Maarten is a highly anticipated real estate development project known for its high-quality construction and design.

The project offers waterfront studio and condo units with stunning ocean views! It aims to provide residents with a luxurious and upscale living experience. With an emphasis on refined architectural spaces, **DOLCE BEACH RESIDENCE** boasts the highest quality finishes and attention to detail.

The development is focused on providing a high-end lifestyle that combines waterfront living with modern amenities and convenience.

While specific details about the construction and design elements may vary, the overall concept of the **DOLCE BEACH RESIDENCE** in Simpson Bay Sint Maarten showcases a commitment to luxury, quality, and creating a desirable living environment.

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🏠 Home

Discover Apartments

SEE THE FLOOR PLANS

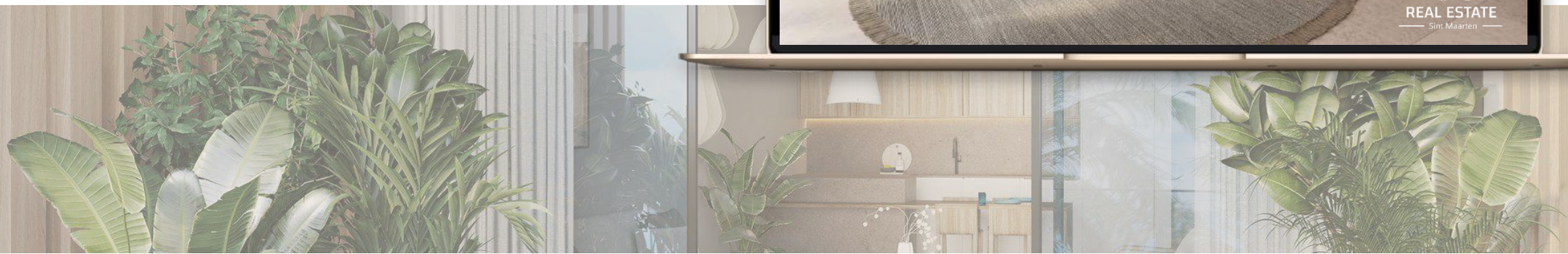
Discover all the floor plans of **DOLCE BEACH RESIDENCE** with all the option we propose to you like reunit of condos...

RDC | FLOOR PLANS

R+1 | FLOOR PLANS

R+2/R+6 | FLOOR PLANS

Dolce
BEACH RESIDENCE



RDC FLOOR

DOLCE BEACH RESIDENCE - SIMPSON BAY SINT MAARTEN



STANDARD FLOOR PLAN

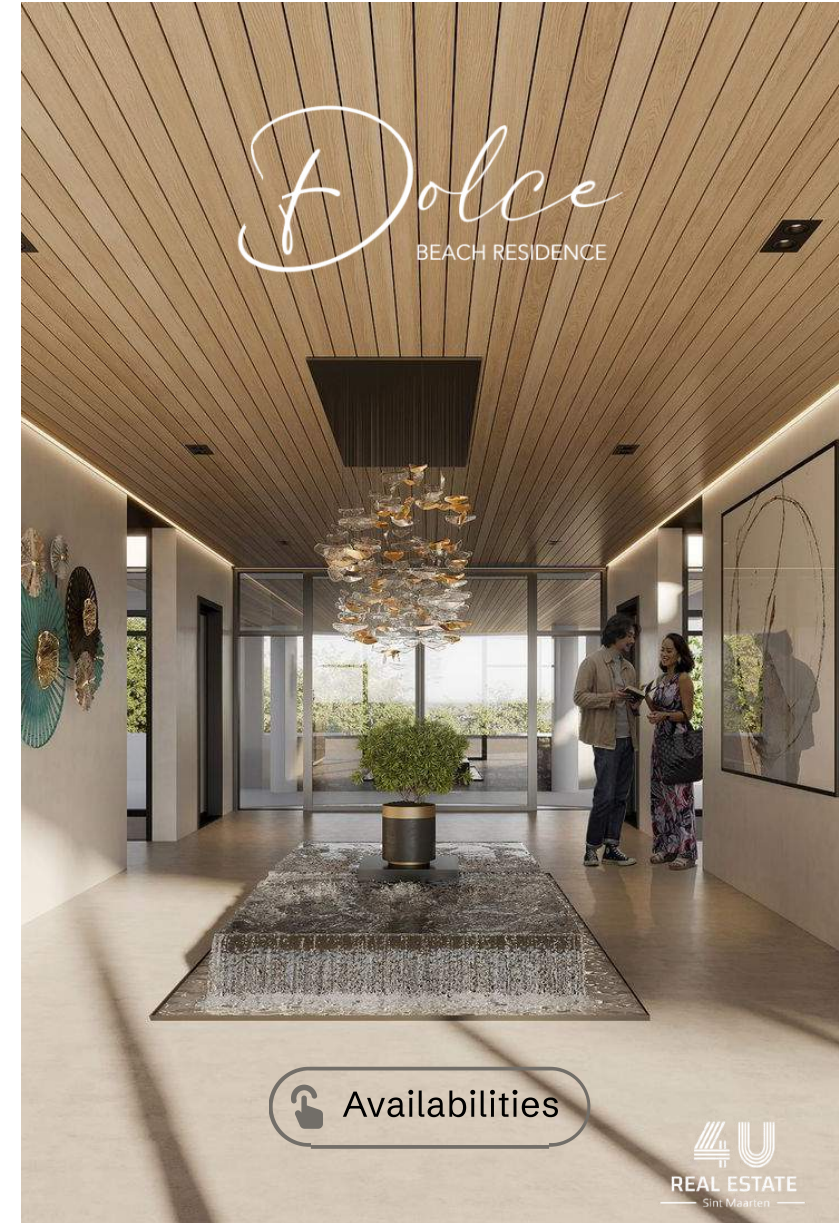
ALTERNATIVE FLOOR PLAN WITH 2 BEDROOM APARTMENTS (TYPE C)



[Availabilities](#)

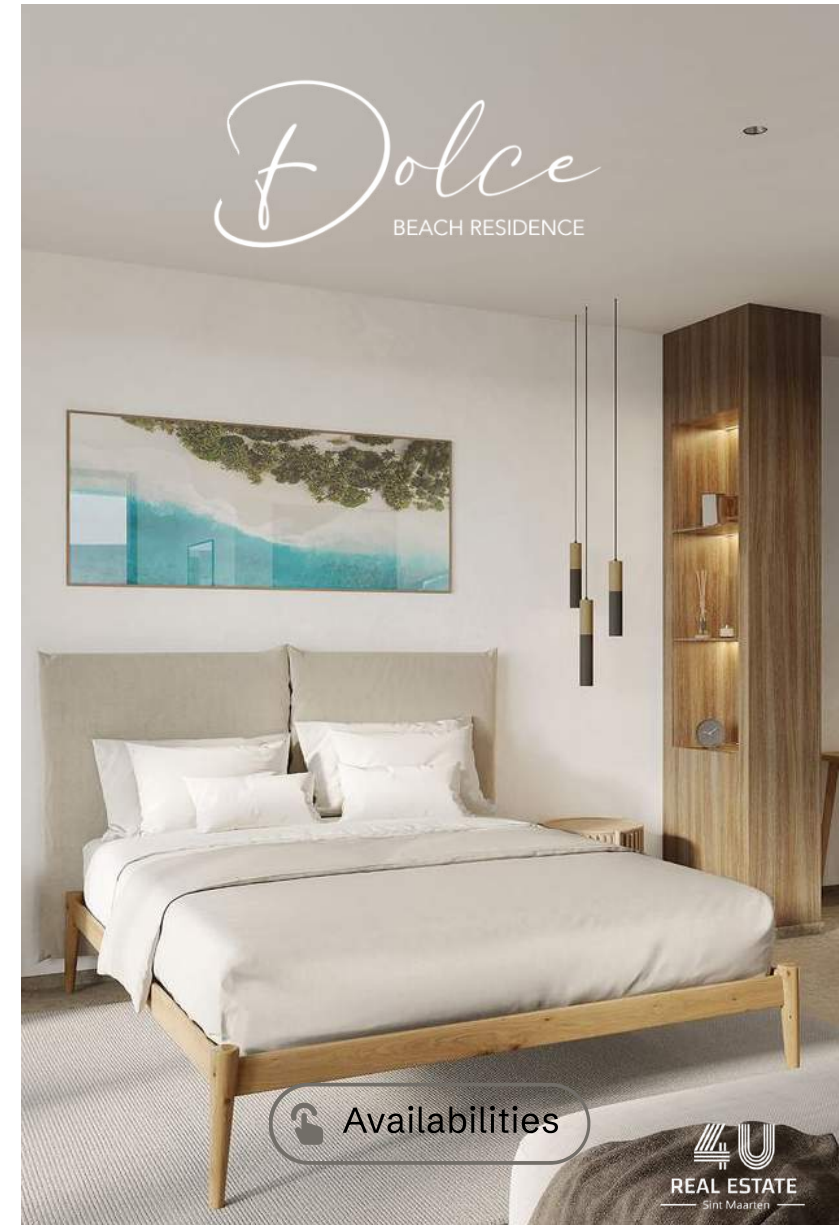
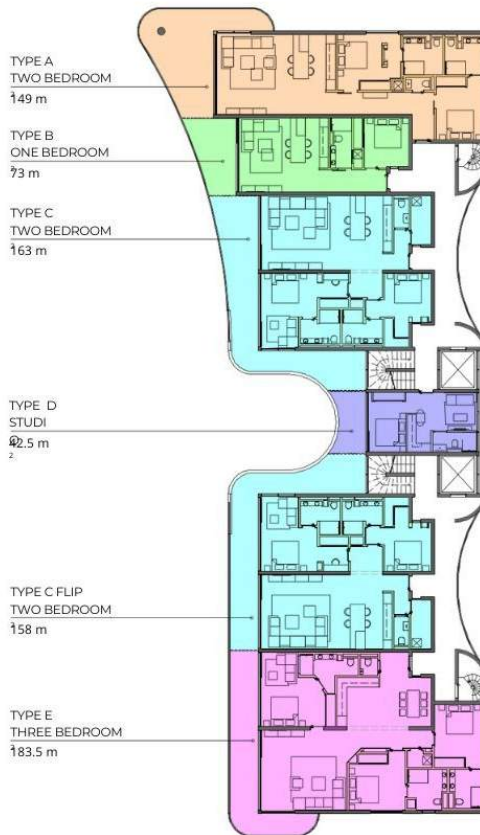
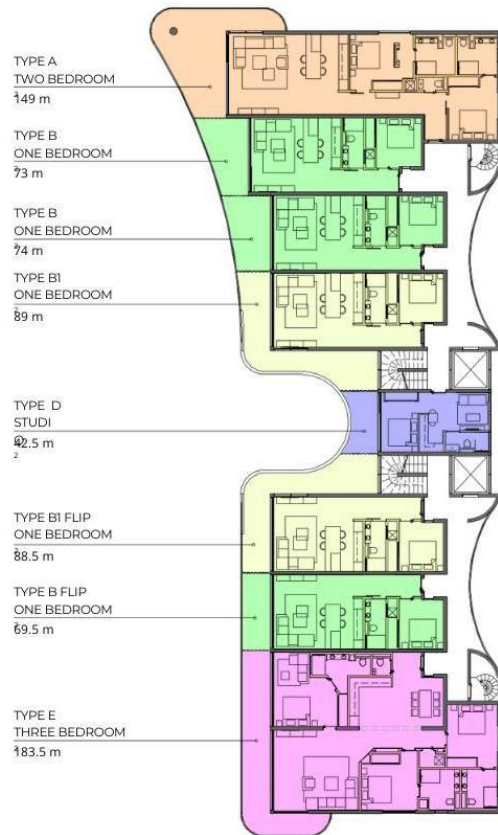
R+1 FLOOR PLAN

DOLCE BEACH RESIDENCE - SIMPSON BAY SINT MAARTEN



R+2 - R+6 FLOOR PLAN

DOLCE BEACH RESIDENCE - SIMPSON BAY SINT MAARTEN



Process to Buy a Condo

WE WILL HELP YOU DURING ALL THE BUYING PROCESS

*'If you're interested in buying a pre-construction condo, **4U Real Estate** can offer you guidance and assistance throughout the process. Here are some key points to consider:*

Take advantage of schedule pricing: Buying a pre-construction condo often allows you to secure a lower price compared to purchasing a completed unit. This is because developers offer special pricing for early buyers.

Consider the developer's reputation: Research the track record and reputation of the developer before making a purchase. A reputable developer is more likely to deliver on their promises and provide quality construction.

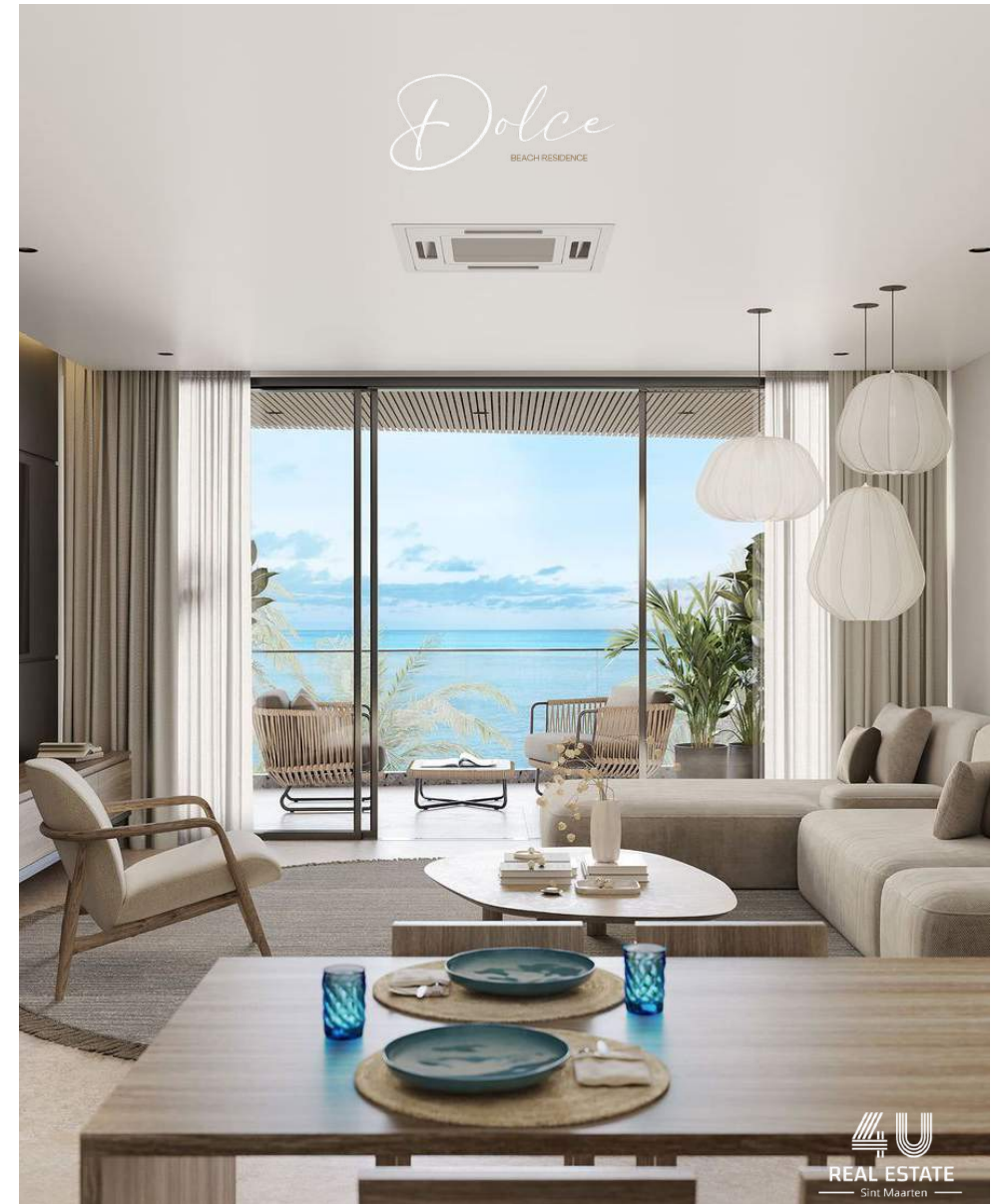
Expect delays: Pre-construction projects can experience delays due to various factors such as permitting, weather conditions, or unforeseen circumstances. It's important to have realistic expectations and be prepared for potential delays in the completion date.

Assess the location and amenities: Evaluate the location of the pre-construction condo and the amenities it offers. Consider factors such as proximity to schools, shopping centers, transportation, and recreational facilities.

Understand the terms and conditions: Read and understand the terms and conditions of the purchase agreement. Pay attention to details such as deposit requirements, payment schedule, and cancellation policies.

Consult with a real estate expert: If you're unsure about any aspect of buying a pre-construction condo, it's advisable to seek advice from a real estate professional. They can provide valuable insights and help you navigate the process.

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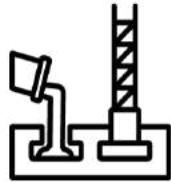


Payment Plan

PAY AT THE ADVANCEMENT OF THE PROJECT



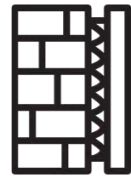
10%
**Signature
Contract**



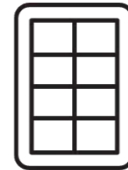
20%
**End of
Foundations**



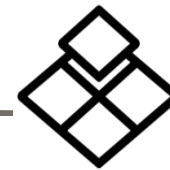
20%
**End of
Structure**



15%
**End of
DryWall**



10%
**End of
Windows**



10%
**End of
Tiles**



10%
**Kitchen &
Bathrooms**



5%
**Final
Delivery**

LAST STEP!!!



GO TO THE NOTARY

Notary fees are typically amount to around 5% of the purchase price.

High Potential & Limited Availability

DOLCE BEACH RESIDENCE SIMPSON BAY SINT MAARTEN

Investing in beachfront property in Simpson Bay, Sint Maarten offers the potential for property value appreciation over time. According to various sources, the real estate market in Sint Maarten has experienced strong growth and resilience, even after the impact of Covid-19 1 2 or the Irma Hurricane.

4U Real Estate St Maarten highlights that the Caribbean islands of St Maarten and Barbados are expected to see the highest growth in real estate, with properties potentially increasing in value by 30% over five years. This projection underscores the attractiveness of beachfront properties in Sint Maarten as an investment opportunity.

The limited availability of beachfront land in Sint Maarten contributes to the potential for property value appreciation. With a finite supply of beachfront properties, the scarcity factor adds to their exclusivity and desirability among buyers.



Additionally, the popularity of Sint Maarten as a vacation destination and the continuous influx of tourists contribute to the demand for beachfront properties. As the tourism industry thrives, the demand for rental properties in prime beachfront locations remains high, further enhancing the investment potential.

While individual properties' appreciation rates may vary, the overall trend suggests that beachfront properties in Simpson Bay, Sint Maarten have the potential to experience long-term value appreciation. However, it is important to conduct thorough research and consult with real estate professionals before making any investment decisions.

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Increasing Demand

SINT MAARTEN REAL ESTATE MARKET



The real estate market in Sint Maarten is experiencing an increasing demand for beachfront properties. According to various sources, there has been a surge in the demand for Caribbean real estate, with property transactions on the rise.

St Maarten, is predicted to see **the highest growth in Caribbean real estate** .

This growth is expected to contribute to a significant increase in the value of properties, with projections suggesting a potential 30% appreciation over five years.

The convenience of location and the allure of beachfront living make beachfront properties in Sint Maarten especially attractive to buyers.

The high demand for rental properties in St Martin, another term used to refer to the island, further emphasizes the investment potential of the real estate market in the area. This demand is driven by the popularity of St Maarten as a tourist destination, with visitors flocking to the island each year.

With new luxury developments and gated communities offering waterfront access and world-class amenities, **the real estate market in Sint Maarten** is poised for growth and attracting buyers and investors . The increasing demand for beachfront properties in Sint Maarten is not only driven by the intrinsic beauty of the location but also by the long-term value appreciation potential they offer.

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About Us

MEET YOUR REAL ESTATE SPECIALIST

Investing in a pre-construction apartment with **4U Real Estate in Sint Maarten** can provide you with **exceptional income opportunities**. With a booming real estate market and a prime location, Sint Maarten has the potential to generate strong rental income or capital appreciation.

4U Real Estate is known for their expertise in real estate development in Sint Maarten. We have a deep understanding of the local market and can provide valuable insights and guidance throughout the investment process. 4U Real Estate offers a diverse portfolio of development projects, including pre-construction condos and beachfront villas. This gives you the opportunity to choose from a variety of investment options that align with your preferences and investment goals.

When you sign the reservation contract for a pre-construction condo through 4U Real Estate, the sale price is firm and irrevocable. This means that the price will not change, providing you with clarity and stability in your investment.

Luxury Developments: 4U Real Estate specializes in luxury development projects, such as the Aqua Resort in Cupecoy, Fourteen at Mullet Bay, The Hills Residence in Simpson Bay... These projects offer exceptional amenities and potential for high returns on investment.



'An expérience like no oher to help invest in Real Estate Development projects in Sint Maarten'

4U REAL ESTATE



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