

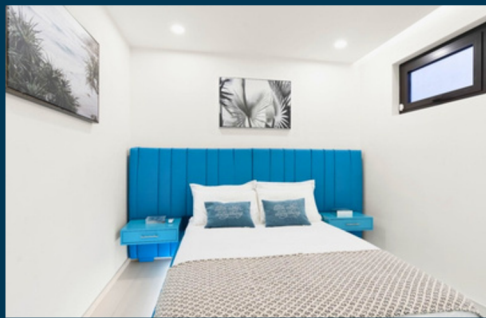


ANDREU REALTY  
SXM

# CONDO

Simpson Bay, St. Maarten

**Offered at \$325,000**



## MODERN 1-BEDROOM WITH GARDEN AT THE HILLS, SIMPSON BAY

This modern 1-bedroom apartment at The Hills Residence in Simpson Bay offers a smart, functional layout with 52.54m<sup>2</sup> of interior space. It features a bright living area, fully equipped kitchen, comfortable bedroom, and a private garden that enhances both lifestyle and rental appeal. Complete with an equipped bathroom, balcony and parking, the condo is turnkey and ideally positioned in one of Sint Maarten's most sought-after neighborhoods, close to beaches, dining, and marinas—perfect for personal use or investment.

### Features

- ✓ 1 bedroom
- ✓ 1 bathroom
- ✓ Fitness center
- ✓ Common pool

### Benefits

- ✓ 24/7 security
- ✓ Rooftop



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