

AQUA VILLAS

CUPECOY | ST MAARTEN



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ANDREU REALTY
SXM

A Luxury Oasis along Cupecoy Lagoon

Aqua Resort is much more than just a residence; it's a true escape nestled in the residential area of Cupecoy, which is unanimously recognized as one of the most beautiful parts of Sint Maarten.

Dedicated to calm, luxury and a passion for boating, the ten villas perched at the top of the residence offer a breathtaking view of the lagoon and its magnificent marina.

Benefiting from a prime location, Aqua Resort offers you the perfect harmony between sport and relaxation, with the 18-hole Mullet Bay golf course and its iconic beach nearby.

Convenience is never far away thanks to the close proximity to Maho, where you'll find everything you need, from shopping to essential amenities.

In the evening, let yourself be lulled by the excitement of Maho, with its lively bars, exquisite restaurants, glittering casinos and clubs that will keep you dancing until the early morning hours.

Aqua Resort is more than a residence; it's an exceptional way of living on the island of Sint Maarten.



AQUA VILLAS

CUPECOY | ST. MAARTEN



Elegance and Comfort



Aqua Villas embodies discreet luxury, marked by refined architecture on a human scale. Every detail has been meticulously crafted to create the perfect harmony between the contemporary design and modern comfort.



Our residences are distinguished by the highest quality finishes and details refined architectural spaces, all designed with the sole aim of offering you exceptional well-being. Aqua Villas, where discreet luxury meets contemporary living to create an exceptional living experience.



Our villas
are not just places to live,
they are an expression
of your lifestyle.
You have the choice
between two
sumptuous models:
3 or 4 bedroom villas,
designed to meet
your family's unique
needs



Project **overview**



AQUA VILLAS

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Amenities and Services

- 24/7 Secured entrance
- Access to Aqua Resort Fitness Center
- Access to Paddle Court at Aqua Resort
- Access to Watersports at the Marina
- Essential Convenience Store Service at Aqua Resort
- Dining and Bar Service at the Marina
- Concierge Service at Aqua Resort
- Shuttle Service to Kalatua Beach Club in Mullet Bay
- Marina Services







3 Villas

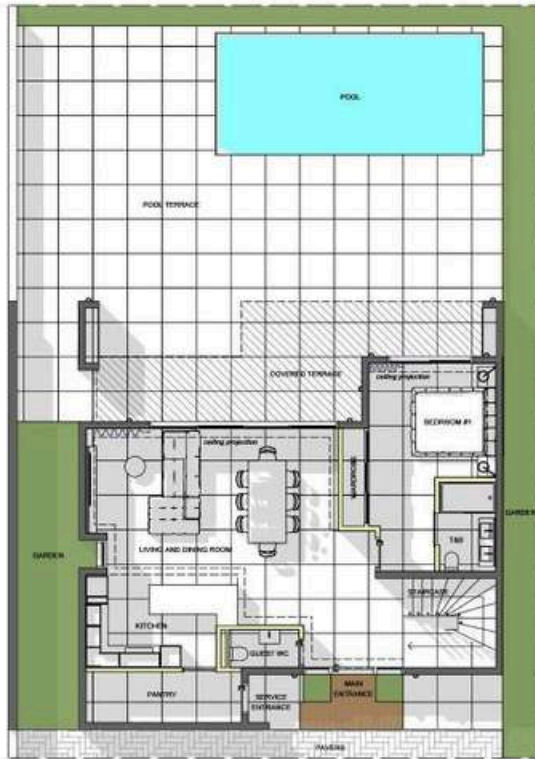
bedrooms

Our 3 bedroom villas are designed on two levels for an optimal living experience. Entering the ground floor, you will be greeted by a large living room and a spacious kitchen with large windows, offering a panoramic view of the terrace, the swimming pool and the lush tropical garden.

A superb staircase will take you to the first floor, where you will discover the bedrooms, each with its own bathroom.

Wells of natural light flood these spaces, creating a bright and pleasant atmosphere. In addition, each room gives access to a private terrace, perfect for relaxation and contemplation.

For your comfort, each villa is equipped with covered parking for your vehicles, guaranteeing both practicality and safety. Furthermore, for boating enthusiasts, each villa also includes a private boat berth, allowing you to fully enjoy water access from your residence.





Villas 3 bedrooms

interior design









- Large format Italian tiles "MARAZZI"
- Cyclonic-resistant Polish glass doors "ALUPROF"
- VRF system cassette air conditioning "LENNOX"
- Equipped kitchen "GAMADECOR"
- "BOSH" or similar household appliances
- Equipped dressing room "GAMADECOR"
- Concealed plumbing fixtures "NOKEN"
- Equipped bathroom "PORCELANOSA"

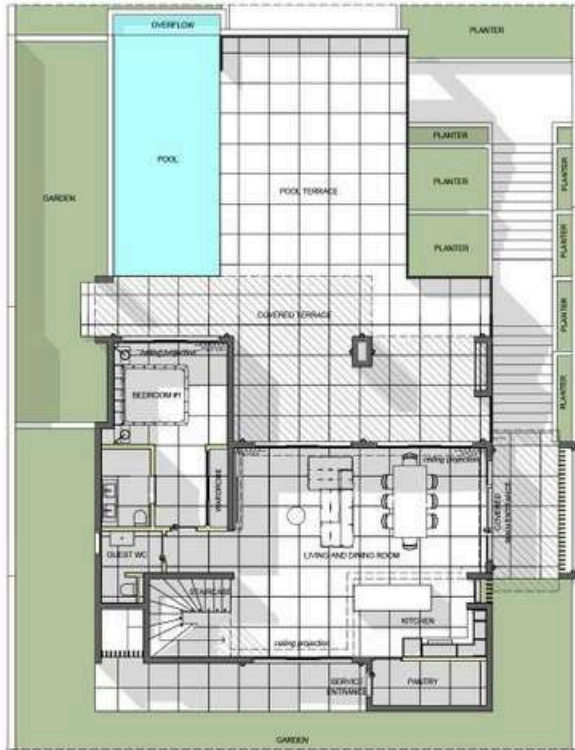




4 Villas

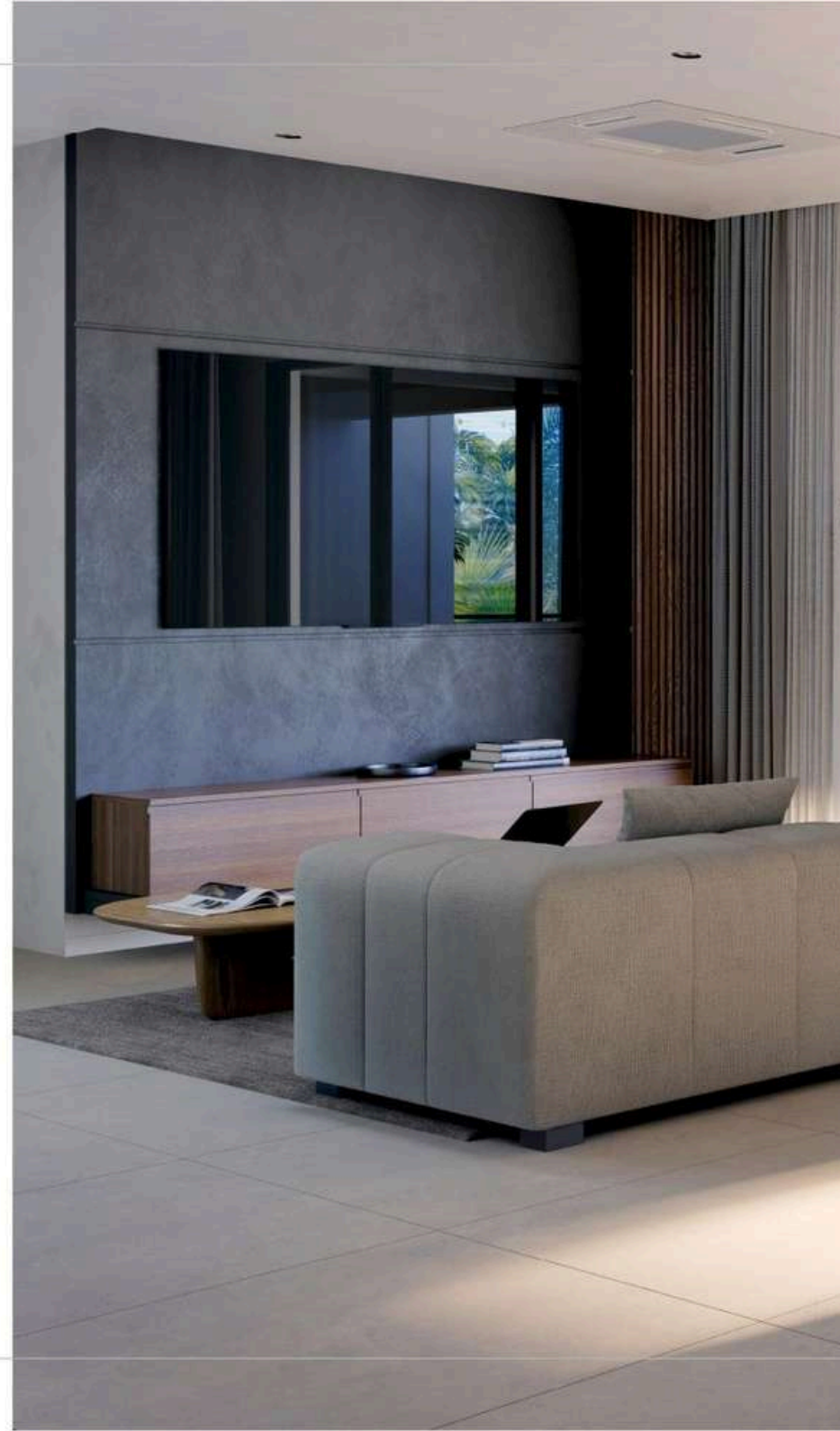
bedrooms

The 4-bedroom villa model spans two levels for an unrivaled living experience. As soon as you enter the ground floor, you will be greeted by a large living room and well-equipped kitchen, bathed in light thanks to large glass doors which open onto an exceptional terrace and an infinity pool. A magnificent staircase will take you to the first floor where the bedrooms are located, each with its own bathroom. These spaces are bathed in natural light thanks to skylights, creating a serene and soothing atmosphere. In addition, each bedroom provides access to a private terrace, offering exclusive moments of relaxation. For your comfort, each villa has covered parking for your vehicles, ensuring both convenience and security. Furthermore, for boating enthusiasts, each villa also includes a private boat berth, allowing you to fully enjoy water access from your residence.





Villas 4 bedrooms
**interior
design**









Invest with FTD Group in St Maarten

Aqua Villa: Our Latest Creation.

Since our arrival in 2005, FT Development has continuously evolved and showcased our « Friendly Island » through a series of iconic projects. Among our achievements are La Siesta, Ocean Edge, Jordan Village, Adonis Hotel, Fourteen at Mullet Bay, The Hills Residence, Lagoon Villas, Aqua Resort and its Villas, and more recently Dolce Beach Residence. With 19 years of experience in Sint Maarten, we have built a solid reputation in demonstrating our commitment and professionalism in every project we undertake.

We prioritize craftsmanship and construction standards, ensuring they are respected at every stage.

Our approach is characterized by design, innovation, quality and location, all while maintaining competitive market rates.

We are committed to supporting our clients with professionalism, from the acquisition of their new property to optimizing their income.

At FT Development, Dolce Beach Residence is the latest embodiment of our ongoing commitment to excellence, embodying our vision of the friendly island we cherish. Join us for an exceptional living experience in Sint Maarten.





AQUA
RESORT



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