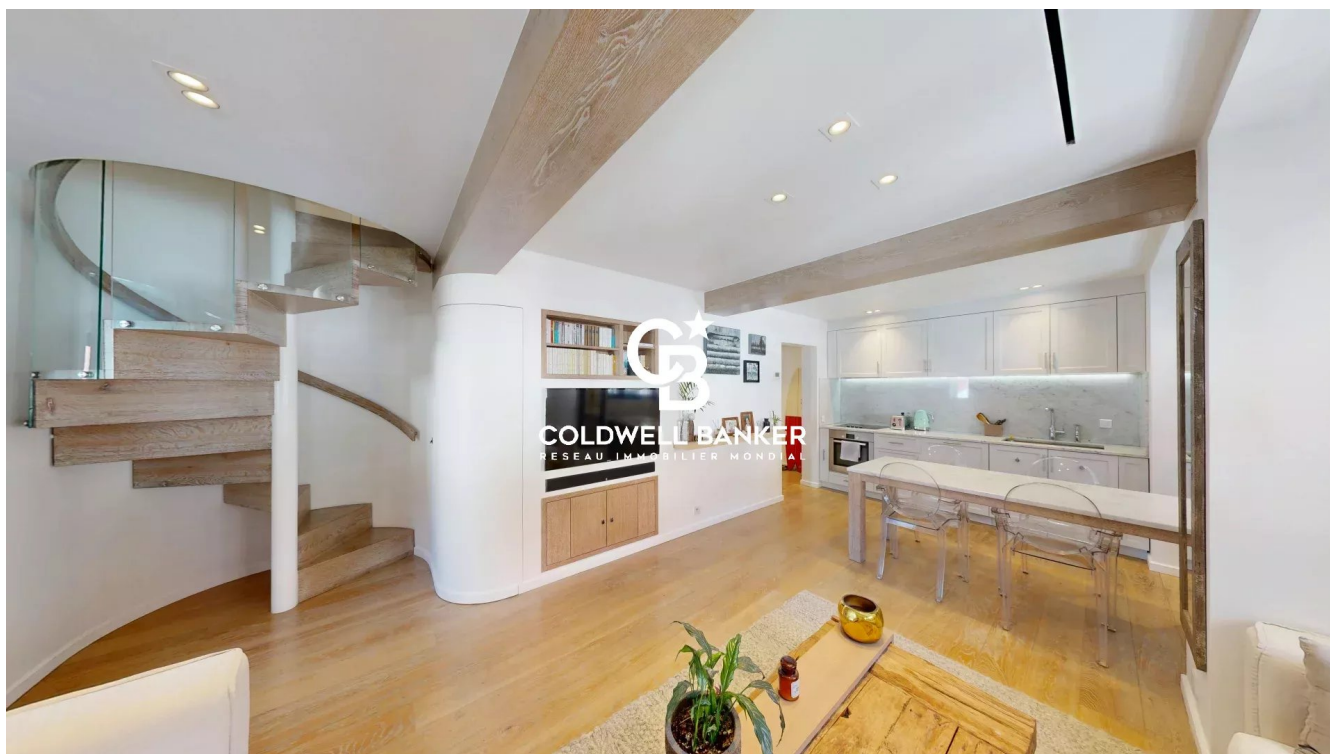


Appartement Saint-Barthélemy 75 m<sup>2</sup>

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PRIX DE VENTE : 2 950 000 €

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EMAIL : [STBARTH@COLDWELLBANKER.FR](mailto:STBARTH@COLDWELLBANKER.FR)

## DESCRIPTION

Located in the heart of Gustavia, one of the most sought-after areas of St. Barth, this contemporary duplex of approximately 74 m<sup>2</sup> embodies an exceptional lifestyle. Just steps from luxury boutiques, renowned restaurants, the iconic harbor, and only five minutes on foot from Shell Beach, it offers an unrivaled level of convenience and island living.

The main level reveals a bright and inviting living space, enhanced by exposed beams, generous openings, and gentle architectural curves that soften the contemporary lines. The kitchen, a true signature element, combines refined marble, high-end finishes, and a convivial central island, creating an atmosphere that is both elegant and warm. On this same level, the primary bedroom provides a serene and intimate retreat. It features its own marble-clad bathroom, crafted with noble materials and hotel-inspired details that reinforce the room's luxurious character.

A sculptural spiral staircase leads to the upper floor, where the second bedroom welcomes family or guests in a comfortable and soothing environment. This level also includes its own marble bathroom, perfectly aligned with the refined style of the rest of the property.

The entire duplex is defined by a clean and harmonious aesthetic, blending a neutral palette with warm wood, delicate marble, soft curves, and impeccable finishes. Natural light, enhanced by thoughtful openings and subtle lighting, infuses each space with a serene and contemporary atmosphere.

With its privileged location and meticulously crafted design, this rare property combines sophistication, absolute comfort, and immediate proximity to everything Gustavia has to offer at its best.

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	75.0 m <sup>2</sup>	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

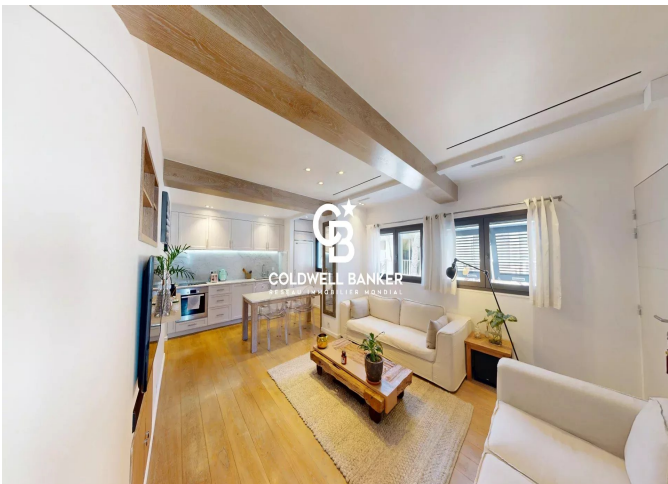
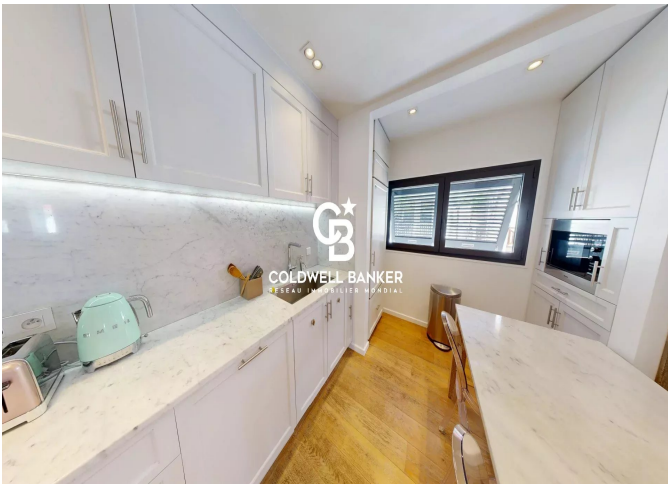
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



**COLDWELL BANKER**  
**EUROPA REALTY**



3 Résidence Jean Bart



TÉL : +33690523425  
stbarth@coldwellbanker.fr