COLDWELL BANKER
EUROPA REALTY

Building Saint-Barthélemy 492 m²



SALE PRICE : 23 600 000 €

EMAIL : STBARTH@COLDWELLBANKER.FR

Rue August Nyman - Gustavia
Les Hauts du Carré d'Or

France, 97133, Saint-Barthélemy

PHONE : +33690523425
stbarth@coldwellbanker.fr

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DESCRIPTION

At the heart of La Pointe in Gustavia, one of the most prestigious addresses in Saint Barthélemy, this elegant building enjoys an exceptional location, facing the harbor and just a few steps from the restaurants, boutiques, and iconic spots that define the capital.

A public parking area located directly in front of the property is a rare and highly valuable asset in this part of Gustavia.

The building immediately stands out for its elegant and timeless architecture, enhanced by magnificent wrought metal columns and the use of high quality materials, including numerous marble finishes, giving the property a remarkable sense of character and refinement.

Spread over three levels, the building offers a particularly attractive layout.

The ground floor features a large commercial space, offering the possibility to create one or several boutiques, a restaurant, an art gallery, or any other high end concept benefiting from the visibility and vibrant atmosphere of the neighborhood.

The first floor comprises three independent apartments, each featuring a living room, one bedroom, and a shower room. These apartments open onto a beautiful continuous balcony facing the sea, offering privileged views over the harbor of Gustavia and its unique ambiance.

The second floor hosts a superb penthouse featuring two bedrooms, two bathrooms, and a spacious light filled living room, extended by a magnificent terrace overlooking the town and the harbor, offering exceptional panoramic views of Gustavia.

Thanks to its strategic location, distinctive architecture, and high quality construction, this property represents a rare opportunity in Gustavia.

It is ideally suited for the creation of a charming boutique hotel, a mixed residential and commercial project, or the transformation into an exceptional private residence, in the heart of one of the most exclusive destinations in the Caribbean.

The final photos presented in this listing have been generated using artificial intelligence to highlight the property’s potential layout and development possibilities.

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FEATURES

Property type:	Building	Area:	492.09 m²	Number of bedrooms:	5 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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