COLDWELL BANKER
EUROPA REALTY

House Saint-Barthélemy 285 m²



SALE PRICE : 7 500 000 €

EMAIL : STBARTH@COLDWELLBANKER.FR

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

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DESCRIPTION

Ideally located in St. Barth, just 2 minutes from the beach and less than 7 minutes from Gustavia, the harbor, the airport, shops, and restaurants, this property presents a rare investment opportunity on the island.

Built over three levels, the villa enjoys breathtaking 180-degree panoramic ocean views and offers spacious living areas, making it perfectly suited for a luxury vacation rental business or a value-enhancement project.

The main level opens onto a stunning sea-facing terrace featuring a swimming pool, a fully equipped outdoor kitchen with barbecue, and expansive entertaining areas designed to make the most of the spectacular surroundings.

The property is currently configured as follows:

* Level 1: 3 ensuite bedrooms, each with its own private bathroom.
* Level 2: 3 additional ensuite bedrooms, each with a private bathroom.
* Level 3:A fully independent apartment comprising 2 bedrooms, a spacious kitchen, a private terrace, and comfortable living areas currently used as staff accommodation.

This independent level offers outstanding redevelopment potential and could easily be converted into a separate guest apartment, entertainment space, fitness room, office, or additional guest suites, depending on your vision.

Successfully operated as a vacation rental property, the villa generates strong rental income, providing immediate returns while offering significant opportunities for future enhancement.

Whether you are looking for a primary residence, a family home, a high-performing rental investment, or a renovation project with exceptional value-added potential, this property combines all the key ingredients: a prime location, generous accommodation, spectacular ocean views, and outstanding development potential.

Property Highlights

* 180° panoramic ocean views
* 6 ensuite bedrooms
* 2 staff bedrooms with private bathrooms
* Swimming pool
* Large ocean-view terrace with outdoor kitchen and barbecue
* Independent two-bedroom apartment with redevelopment potential
* Excellent proven vacation rental income
* Just 2 minutes from the beach

* Less than 7 minutes from Gustavia, the harbor, the airport, and all amenities

A rare opportunity to acquire an exceptional investment property in St. Barth.

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FEATURES

Property type:	House	Area:	285.0 m²	Number of rooms:	13 rooms
Number of bedrooms:	8 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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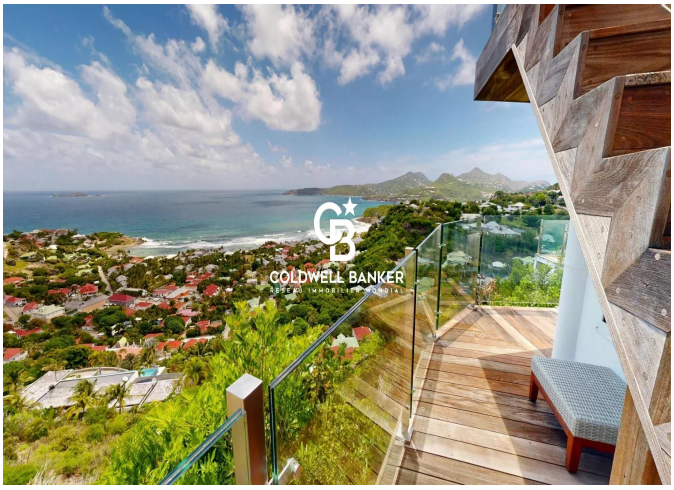




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