



# AQUA

RESORT  
CUPECOY - SINT MAARTEEN

## NEW REAL ESTATE PROJECT

DISCOVER  
OUR  
BROCHURE



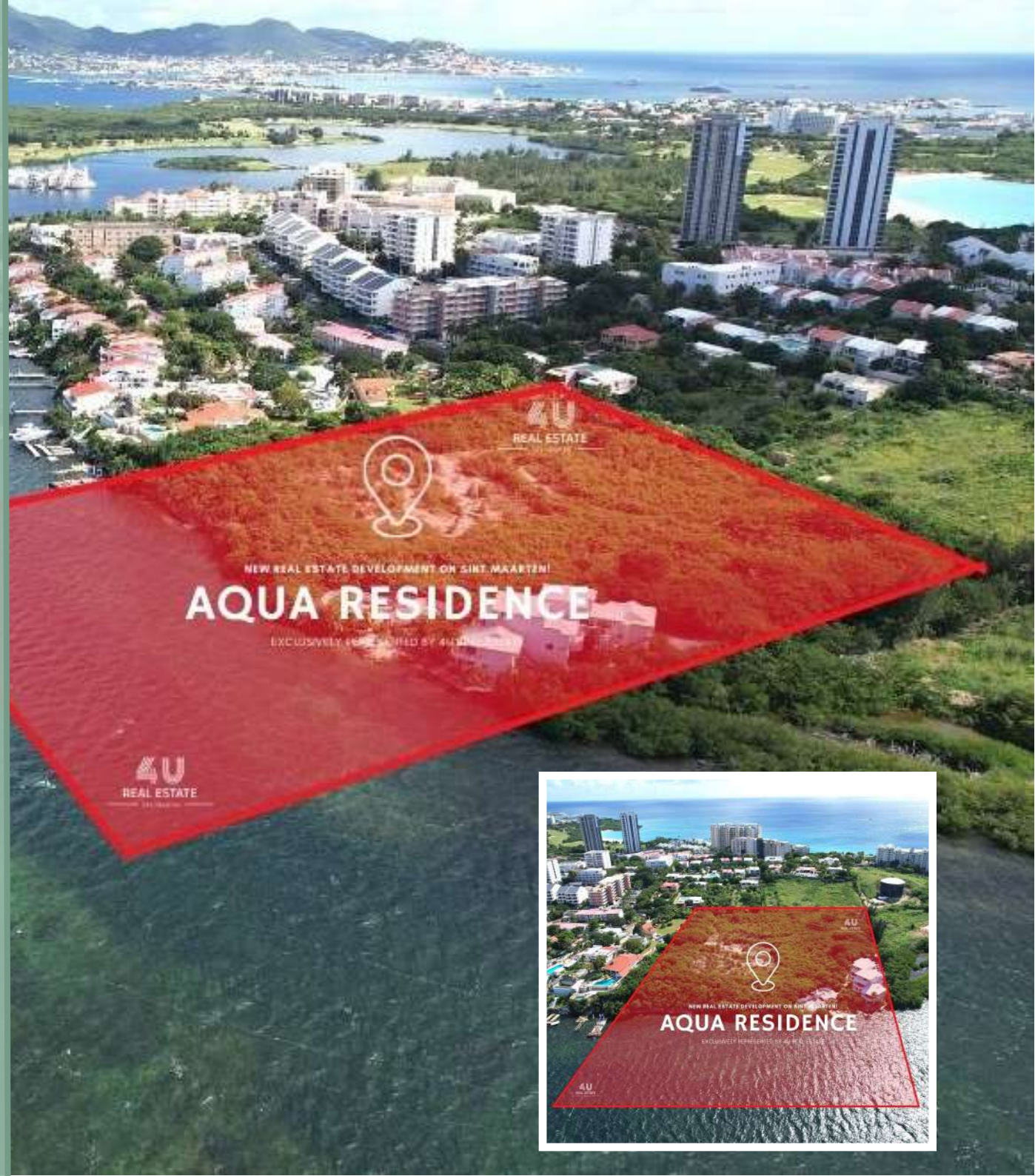
REAL ESTATE  
Sint Maarten

# AQUA

RESORT  
CUPECOY - SINT MAARTEN

## PRIME LOCATION!

Located in Cupecoy, on the waterfront between Porto Cupecoy and Jordan Village, AQUA RESORT is an undeniable investment opportunity! With an idyllic location and a marina that can accommodate the many boats of its residents, this project is also the most ambitious that Sint Maarten has known, with a value of more than 80 million USD. We are very happy with the relationship that we have had for many years now and we will be delighted to welcome those of you who wish to invest in the future most beautiful project of Sint Maarten.



# AQUA RESORT

## HOW TO PURCHASE AN UNIT?

STEP 1:  
DISCOVER AQUA RESORT

STEP 2:  
DISCOVER PRICES AND AVAILABILITIES

STEP 3:  
DISCOVER THE PAYMENT PLAN

STEP 4:  
CONTACT 4U REAL ESTATE

STEP 5:  
RESERVE YOUR UNIT

STEP 6:  
WATCH YOUR UNIT COME TO LIFE

STEP 7:  
RECEIVE YOUR UNIT

STEP 8:  
ENJOY YOUR UNIT AT  
AQUA RESORT

Our team is here to walk you through the process of buying a pre-construction unit in AQUA RESORT in Cupecoy, Sint Maarten. 4U Real Estate is a specialist in the process of buying and selling pre-construction units in Sint Maarten, so do not hesitate to contact us for more information.

# AQUA

RESORT  
CUPECOY - SINT MAARTEEN

UNIT AVAILABLE FOR  
SALE:

STUDIOS  
1-BEDROOM  
2-BEROOMS  
3-BEDROOMS DUPLEX  
3-BEDROOMS PENTHOUSE  
4-BEDROOMS PENTHOUSE



REAL ESTATE

Sint Maarten



## STUDIO

AVAILABLE WITH A BALCONY  
OR WITH A PANORAMIC VIEW

### FEATURES

CEILING HEIGHTS RANGE FROM 250 TO 270 CM

120X120 CM FLOORING TILES

PANORAMIC VIEWS OF CUPECOY AND TERRE BASSE

FLOOR-TO-CEILING GLASS WINDOWS AND SLIDING GLASS  
TERRACE DOORS DESIGNER FULLY EQUIPPED KITCHENS WITH

MIRROR BACKSLASH

WARDROBES SLIDING DOORS

LUXURY BATHROOMS FEATURING DOUBLE VANITY AND  
LARGE ITALIAN SHOWER LAUNDRY ZONE WITH COMBO

WASHER AND DRYER

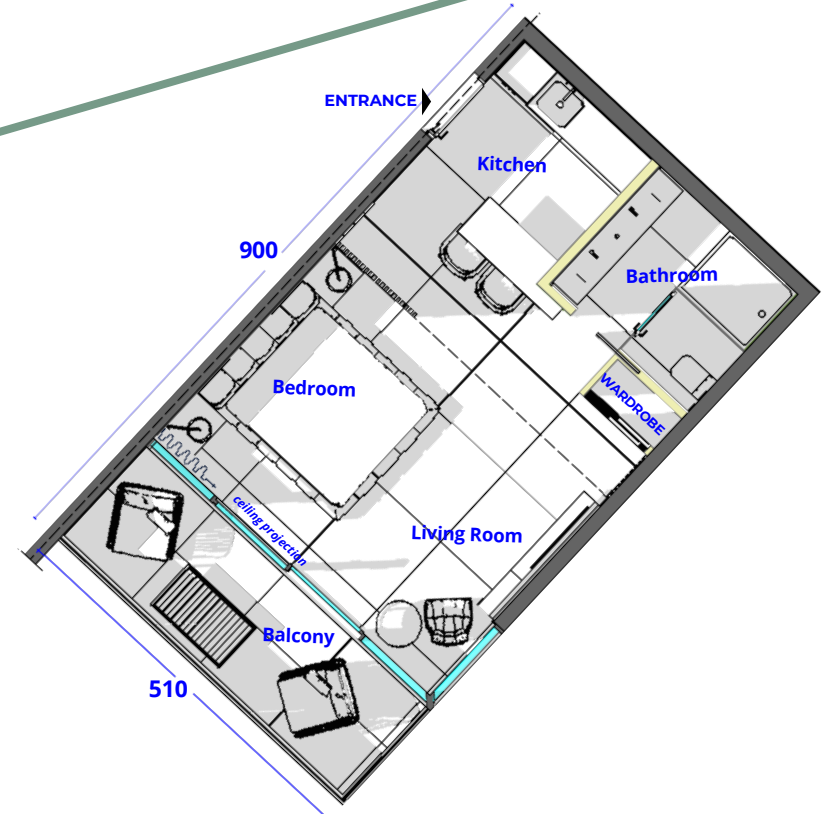
WOODEN ARCH DECORATION

STANDARD RECESSED SPOT CEILING LIGHT

# LAYOUT



## STUDIO WITH A PANORAMIC VIEW

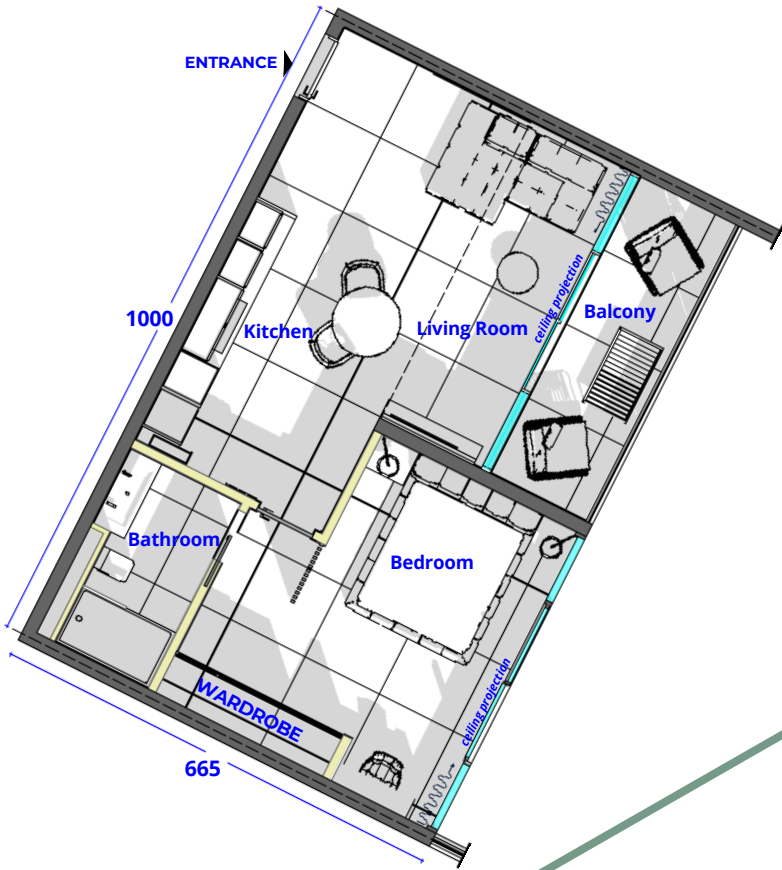


## STUDIO WITH A BALCONY

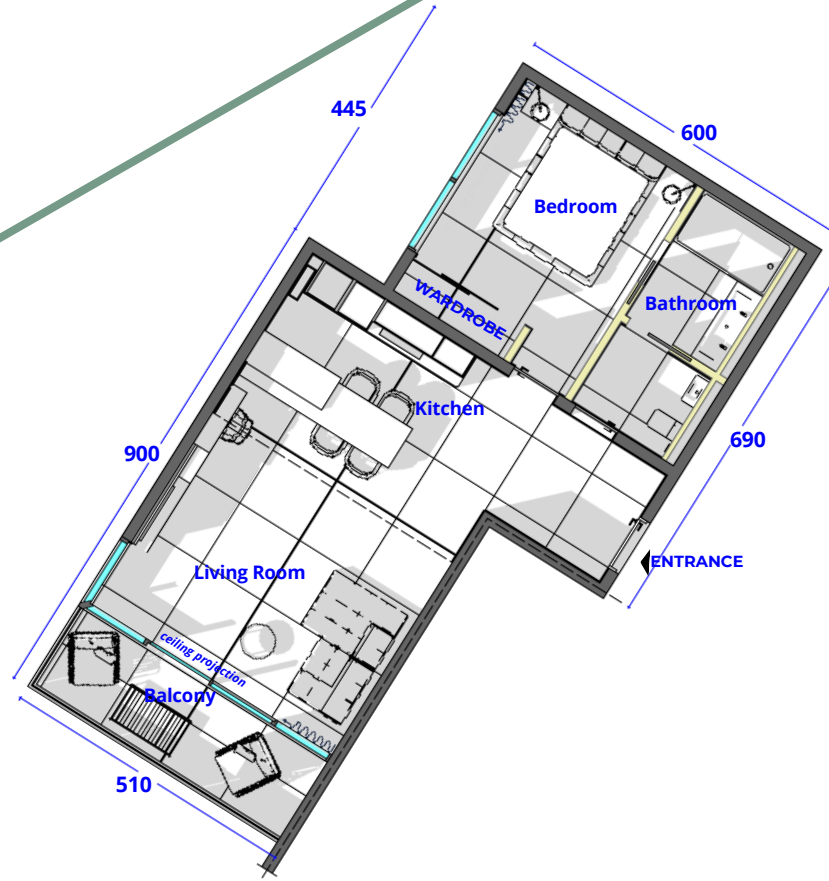


# LAYOUT

## 1-BEDROOM TYPE 1



## 1-BEDROOM TYPE 2



# 1-BEDROOM

2 TYPES OF UNIT

### FEATURES

- CEILING HEIGHTS RANGE FROM 250 TO 270 CM
- 120X120 CM FLOORING TILES
- DEEP TERRACES WITH PANORAMIC VIEWS OF CUPECOY AND TERRE BASSE FLOOR-TO-CEILING GLASS WINDOWS AND SLIDING GLASS TERRACE DOORS
- DESIGNER FULLY EQUIPPED KITCHENS WITH MIRROR BACKSPLASH
- WARDROBES SLIDING DOORS
- LUXURY BATHROOMS FEATURING DOUBLE VANITY AND LARGE ITALIAN SHOWER
- LAUNDRY ZONE WITH COMBO WASHER AND DRYER
- WOODEN ARCH DECORATION
- STANDARD RECESSED SPOT CEILING LIGHT

**AQUA**  
RESORT  
CUPECOY - SINT MAARTEEN

## 2-BEDROOMS

2 TYPES OF UNIT

### FEATURES

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FLOOR-TO-CEILING GLASS WINDOWS AND SLIDING GLASS  
TERRACE DOORS DESIGNER FULLY EQUIPPED KITCHENS WITH

MIRROR BACKSPLASH

WARDROBES SLIDING DOORS

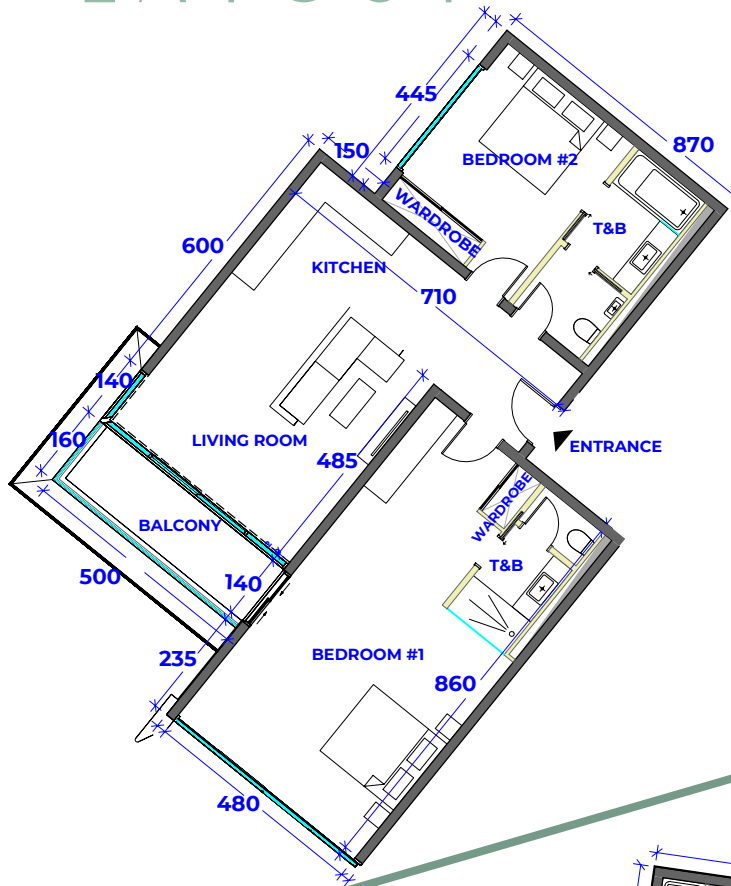
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WASHER AND DRYER

WOODEN ARCH DECORATION

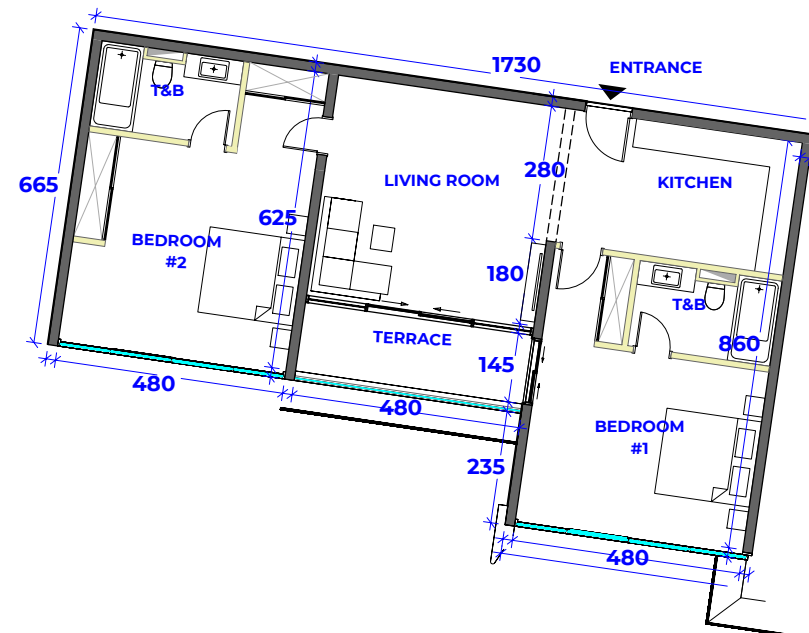
STANDARD RECESSED SPOT CEILING LIGHT

## LAYOUT



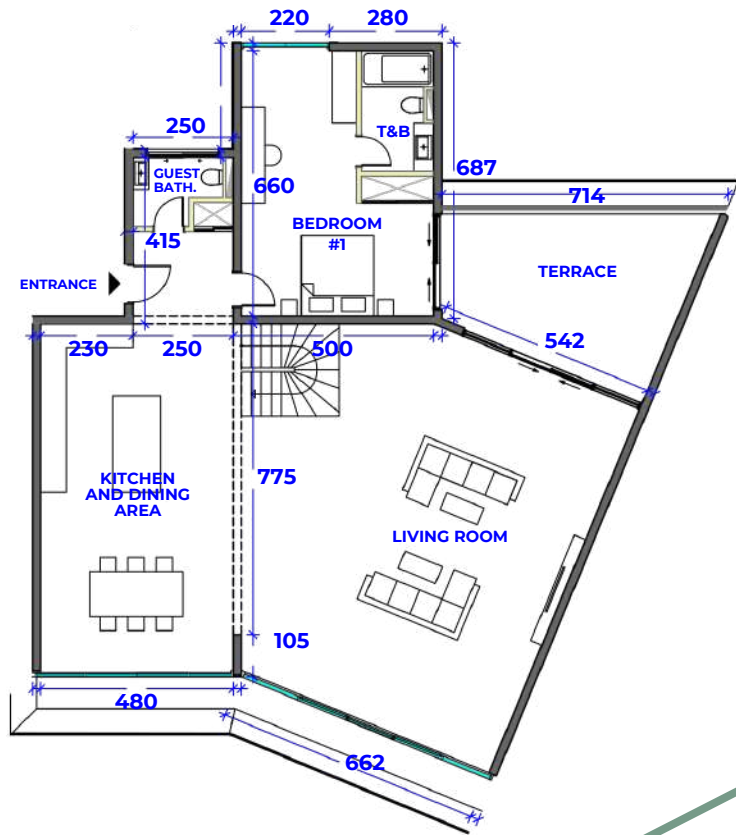
## 2-BEDROOMS TYPES 1

## 2-BEDROOMS TYPE 2

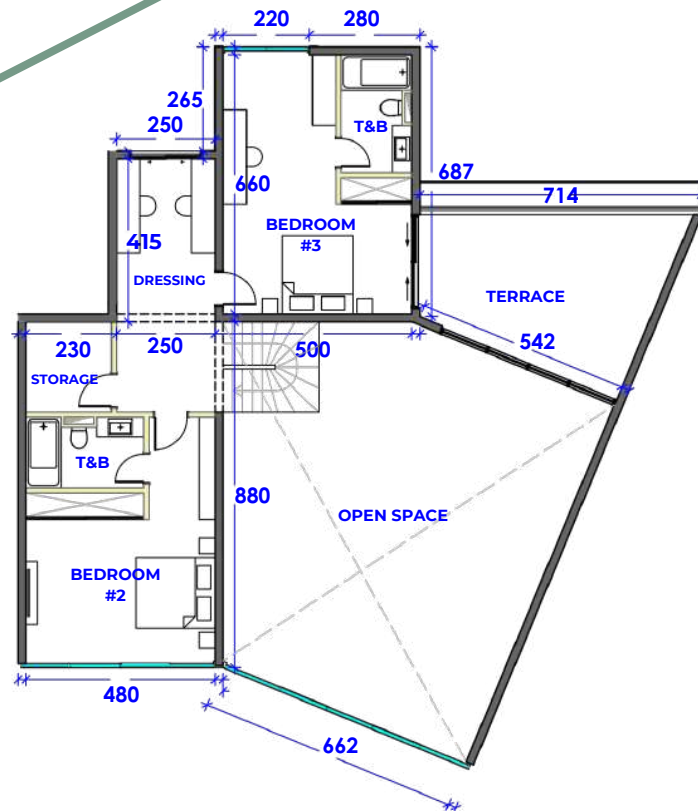


# LAYOUT

## DUPLEX LOWER FLOOR



## DUPLEX UPPER FLOOR



## DUPLEX 3-BEDROOMS DUPLEX

### FEATURES

- CEILING HEIGHTS RANGE FROM 250 TO 270 CM
- 120X120 CM FLOORING TILES
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- STANDARD RECESSED SPOT CEILING LIGHT

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RESORT  
CUPECOY - SINT MAARTEEN



## PENTHOUSE

3-BEDROOMS

### FEATURES

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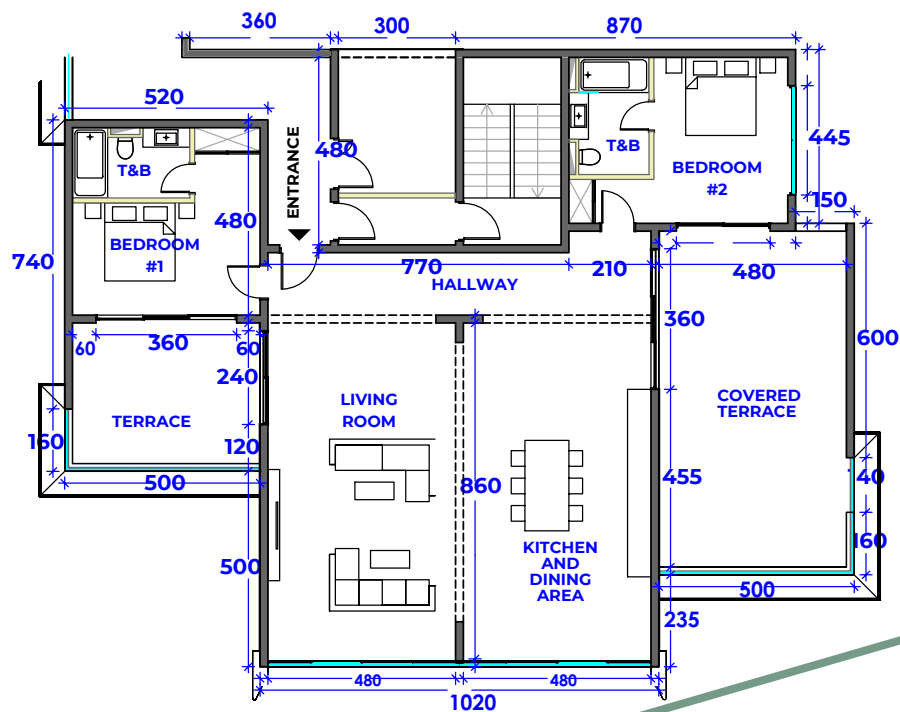
WOODEN ARCH DECORATION

STANDARD RECESSED SPOT CEILING LIGHT

# LAYOUT

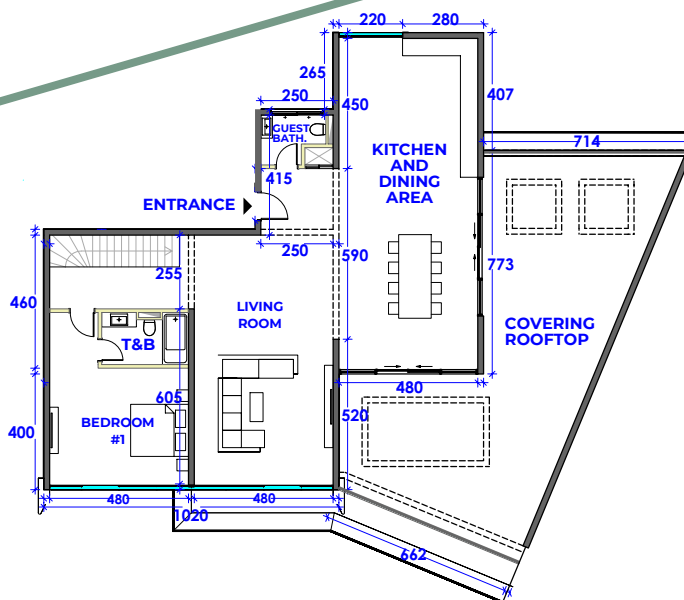
## PENTHOUSE

2-BEDROOMS

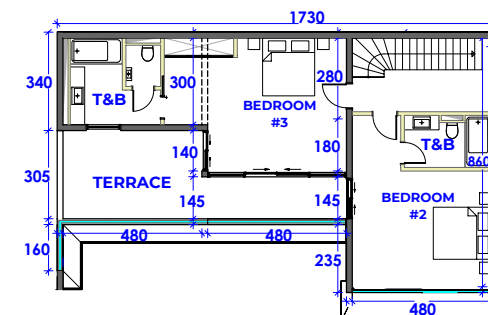


## PENTHOUSE

3-BEDROOMS



UPPER FLOOR



LOWER FLOOR



## An Undeniable View and Proximity to The Water! Quite Simply, a Prime Location!

If you are looking for a property in the Caribbean at the water's edge and more specifically on the island of Sint Maarten & Saint Martin. You will notice that the view is an essential element to take into consideration! We notice on the market the properties which offer a beautiful view, a proximity to the nautical activity, and located in a welcoming and dynamic sector, have a rapidly increasing value. You should know that in real estate development projects, the sale price is set according to the construction price, that is to say without taking into account all the future potential of this residence. This will subsequently lead to an increase in the selling price and therefore a capital gain on the property, you should also know that you have the right to resell your unit before the end of the work and that the capital gain in Sint Maarten does not is not taxed.

# AQUA

RESORT



**ZU**  
REAL ESTATE  
Sint Maarten

HIGH-END DESIGN



**ZU**  
REAL ESTATE  
Sint Maarten

## A Smart Rental Investment!

In the minds of people, Sint Maarten represents a premier destination for an unforgettable vacation. Tanning sessions on the hot sand, swimming in lukewarm water, beach restaurants, nightclub casinos, Sint Maarten has everything to please! What if you also spend your holidays in AQUA RESORT which offers immediate proximity to everything you need? It is for these reasons that the purchase of a property by the water represents a profitable investment, especially in the Caribbean, because here the holidays are not only summer, but all year round. This will allow you to have a constant and growing demand for your property, especially for short-term, holiday or seasonal rentals. In Sint Maarten, properties with a view and an undeniable proximity to the water have a higher occupancy rate and you will have understood that the higher the demand, the higher the value! AQUA RESIDENCE offers everything travelers are looking for to spend an unforgettable vacation.



REAL ESTATE  
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## Luxury Equipments



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## A Purchase That Offers You Several Possibilities!

The majority of our clients who are looking for a property in the Caribbean have several ideas in mind. At first, our clients are looking for an investment that will offer a higher return than their country of residence, due to the very low tax rate in Sint Maarten which considerably reduces the difference between gross income and net income. . Secondly, our customers think about enjoying and living the life they deserve, while not throwing money away. Sint Maarten offers this type of customer a unique option to combine investment and pleasure. This involves putting the apartment up for vacation, short-term or seasonal rental and then “booking” their property when they want to relax under the Caribbean sun. This allows them to enjoy their property and earn money at the same time to pay for expenses and vacations. Thirdly, customers think of an idyllic place to spend their retirement and have a good time. Finally, the purchase of an apartment, condo, penthouse in the AQUA RESIDENCE project will offer many possibilities to buyers.

AQUA  
RESORT



# AQUA

RESORT



## AMENITIES IN THE RESIDENCE

- GYM
- PADEL TENNIS COURT
- OLYMPIC SWIMMING POOL
- POOL BAR
- WATERSPORT ACTIVITIES
- MARINA & BOATSLIP
- JACCUZZIS
- 24/7 SECURITY SERVICE
- 24/7 CONCIERGE SERVICE
- GENERATOR FOR THE ENTIRE RESIDENCE
- RELAXATION AREA WITH A FOUNTAIN
- VISITOR PONTOON (BOAT)
- RESTAURANTS
- VISITOR PARKING

# HOW TO INVEST IN OUR NEW REAL ESTATE DEVELOPMENT PROJECT?

## PAYEMENT PLAN :

1	2	3	4	5	6	7	8	*
10%	20%	20%	15%	10%	10%	10%	5%	5%
P U R C H A S E P R I C E								NOTARY FEES

**1:** (10%) AT THE SIGNATURE OF THE CONTRACT.

**2:** (20%) AT THE END OF THE FOUNDATIONS.

**3:** (20%) AT THE END OF THE STRUCTURE.

**4:** (15%) AT THE END OF THE INSTALLATION OF THE DRYWALLS.

**5:** (10%) AT THE END OF THE INSTALLATION OF THE WINDOWS.

**6:** (10%) AT THE END OF THE INSTALLATION OF THE TILES.

**7:** (10%) AT THE END OF THE INSTALLATION OF THE KITCHEN AND THE BATHROOM.

**8:** (5%) AT THE SIGNING OF THE NOTARY DEED.

**\*** THE BUYER SHALL PAY THE REMAINING FIVE (5%) OF THE PURCHASE PRICE FOR THE NOTARY FEES.





## Why invest in Sint-Maarten ?

The 4U Real Estate firm supports you in your investments in the field of real estate development and construction in the Caribbean, and more specifically in Saint Martin & Sint Maarten. Our firm has extensive knowledge and in-depth experience in this very complex field.

With the aim of superior quality and continuous growth, the 4U Real Estate firm offers you to invest in privileged places and luxurious constructions, which are characterized by a minimal aesthetic and a modern and dynamic design. Our real estate development and construction projects have a unique approach with excellent quality materials composing an impeccable and high-level result that meets the highest expectations.



REAL ESTATE

Sint Maarten



MORE THAN  
27  
BEACHES!



MORE THAN  
250  
RESTAURANTS



INTERNATIONAL  
AIRPORT



DUTY  
FREE  
SHOPPING



GOLF COURT



SOLID TOURISM



INFRASTRUCTURE GROWTH

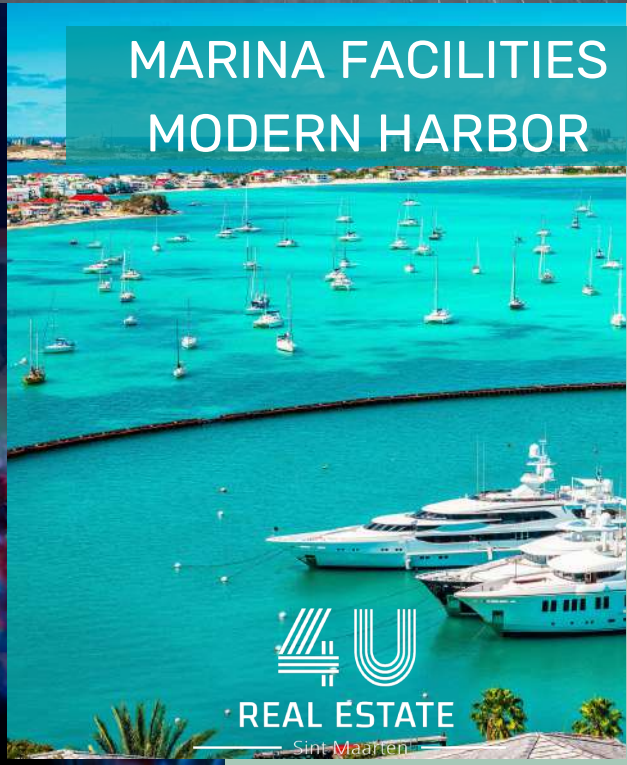


CASINOS

HIGHT CAPITAL GAIN  
No Capital Gains Taxes  
No Annual Real Estate Taxes



BARS, NIGHTCLUBS



MARINA FACILITIES MODERN HARBOR



REAL ESTATE

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