Holiday lettings
Orient Bay
"Pinel Sun Caraïbes"

Studio with very large terrace height of Greco-Roman style.

Studio Flat
1st floor, separate entrance, in a(an) Charming Typical House 1 floor

Setting: heavenly, nautical

Capacity: from 1 to 3 person(s)
Bedroom(s): 1
Room(s): 2

Orient Bay - Saint Martin french side
Saint Martin
Advert No. 110
Reservation: +590 (0) 590 87 41 70 (Guadeloupe)
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"Pinel Sun Caraïbes"

Studio Flat 1st floor, separate entrance, in a Charming Typical House 1 floor

- Ideal for all age groups
- View: dominant, sea/ocean, swimming pool, garden/park, courtyard, fantastic sunset
- Setting: heavenly, nautical
- Exposure: South

"Located in the heart of the residence of the Park of the East Bay next to the beach with guarding, villa including 5 studios that this studio with indoor parking garden accommodating an animal safely. The 60 m² studio is equipped with a kitchenette, room (king size bed-2 meters), sofa bed (1.20 meter) for an extra person. Terrace overlooking the pool and the summer kitchen with BBQ. Inside Wi-Fi free, air conditioning, safe strong etc..."

Assets
- Swimming pool:
  Private swimming-pool, rectangular (length 33', width 20'), steps in, step ladder, plunge pool, outside shower, pool house (open from '01 January' till '31 December')
- Tennis:
  Shared tennis
- Parking:
  Parking uncovered: off road.
- Advantages:
  Massage table
  Baby equipment:
  Baby chair

Benefits:
Direct access to the beach

Surroundings & location

Leisure
- Leisure activities less than 20 km / 12 miles:
  Bathing, snorkelling, scuba diving, banana boat, water skiing, jet ski, surfing, windsurfing, sailing, kite surfing, golf, tennis, riding school, mountain bike (path), parascending, parachuting, hang-gliding, paragliding, boat trips, horse trekking, mini-golf, ATV/Quad Bike, go-karting, volleyball, acrobranch, fishing, deep-sea angling, pétanque pitch
- Supervised:
  Sailing school, dive school, tennis school
- Attractions and relaxation:
  Bar/pub, discotheque, restaurant, cinema, zoo/animal park, nature reserve, local craftshop, cellar and wine tasting, casino, sauna, fitness centre

Locality:
- Sea/ocean 660'
- Sandy beach 660'
- Nudist beach 0.62mi.
- Public tennis court
- 18 hole golf course 6mi.
- Watersports centre 990'
- Marina 1.5mi.

Amenities:
- Village centre 660'
- Scooter/motorbike hire 0.93mi.
- Car rental
- Boat rental 990'
- Breadshop 660'
- Caterer 660'
- Local shops 660'
- Supermarket 660'
- High class retailers 6mi.
- Hairdressing salon 660'
- Post office 1.25mi.
- Bank 0.93mi.
- Cash point 0.93mi.
- Chemist 0.93mi.
- Doctor 0.93mi.
- Nurse 0.93mi.
- Hospital 6mi.

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Surroundings

- Seaside
- Horse riding
- Fishing

"The 5 stars of orient bay' called the ST TROPEZ of the Caribbean, restaurants on the beach combined with ST TROPEZ. A place at 200 meters called 'the village' includes shops (bakery, grocery store, hairdresser, press, tobacco, snack bars, restaurants) with evening entertainment."

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Interior
- Receive up to:
  from 1 to 3 person(s) (2 adults, 1 children)
- Liveable floor area:
  650 Sq.ft.
- Interior layout:
  2 Room(s), 1 bedroom(s), 1 shower room, 1 WC, Kitchen Area, dining area
- Sleeps - bed(s):
  1 king-size bed(s), 1 sofa bed(s) 1 pers, 1 baby cot(s)
- Guest facilities:
  T.V., DVD player, t.v points, cable/satellite, wifi, wardrobe, cupboard, Hanging wardrobe, safe deposit box, hair dryer, fly screens, fully air conditioned, ceiling paddle fan, Glazed in area, Curtains, Blinds, Rolling shutters
- Appliances:
  Crockery/cutlery, kitchen utensils, electric coffee maker, toaster, juicer, gas cooker, electric hobs, mini-oven, micro-wave oven, refrigerateur, freezer, iron, ironing board

Exterior
- Outside accommodation:
  Covered terrace 270 Sq.ft.
- Outside setting:
  Enclosed grounds, garden
- Outside amenities:
  Summer kitchen, summer living area, gas BBQ, garden table(s), garden seat(s), arbour, garden seated area, chaise(s) longue(s), sun recliner(s), outside shower facilities, outside toilet facilities

Services
- Washing:
  Sheets, Towels, Linen, Beach towels, Pillows
- House:
  Cleaning (2 X / per week), Garden/swimming pool maintenance (2 X / per week), Parking
- Personnel:
  Staff, Massage supplement

For your guidance
- For your guidance
  Children welcome
  Pets accepted
  Personal transport advisable
  Water: hot/cold
  Local voltage supply: 220-240V / 50Hz
  Electricity supply: mains

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covered terrace
view from the covered terrace
Outside setting
covered terrace
dining area
king-size bed(s)
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Photo album - 2

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BBQ
Outside setting
outside

Outside amenities
Outside setting
outside furniture

Swimming pool
Interior facilities
pool view

covered terrace
Parking
Kitchen Area

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Photo album - 3

kitchen
interior
Studio Flat
garden
Outside amenities
panorama
façade
parascending
overall view
sandy beach
watersports nearby
Your host

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Location & Access

* If you do not know the island of St. Martin, we send you a plan of the route from the airport to the Villa. *

GPS coordinates in degrees, minutes, seconds: Latitude 18°5'17"N - Longitude 63°1'26"W (Dwelling)

Address

- 56 parc de la baie orientale
  97150 Orient Bay
- Airport Saint Martin Grand Case
  → Grand Case, Saint Martin french side,
  Saint Martin
  → Distance : 3mi.
- Airport St. Maarten Princess Juliana
  → Philipsburg, Saint Martin dutch side,
  Saint Martin
  → Distance : 12.5mi.
- Grand Case : (3mi.)
- Marigot : (6mi.)

Contact

Spoken languages

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Location

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Availability calendar - from: December 2019

Jan 2020

Feb 2020

Mar 2020

Apr 2020

May 2020

June 2020

Jul 2020

Aug 2020

Sep 2020

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Availability calendar - from: September 2020

| Oct 2020 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
|----------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Nov 2020 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |

Rental rates - Studio Flat - from 1 to 3 Person(s)

<table>
<thead>
<tr>
<th>Rates</th>
<th>Night</th>
<th>Weekend</th>
<th>week</th>
<th>2 weeks</th>
<th>Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low season</td>
<td>£77*</td>
<td>-</td>
<td>£541*</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Mid season</td>
<td>£86*</td>
<td>-</td>
<td>£605*</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>High season</td>
<td>£100*</td>
<td>-</td>
<td>£701*</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Booking conditions

- **Reservation**
  - Payment made upon reservation: 30% of rental sum
  - Payment balance: on handing over the keys
- **Rentals**
  - Service charges included
  - Day tax in addition
  - Cleaning charge on departure included
  - Anticipated supplement for:
    - Supplementary bed(s)

Accepted methods of payment

- Bank transfer (wire) • Cheque • Cash

Contact directly the property owners

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* Converted at the rate indicated: €100 = $110 = £91