



# Villa Dema

*an exclusive property*

## **Details about the Villas Dema an exclusive property for sale in St Martin**

Villa Dema is owned by SCI DEMA.

The villa is located in Terres Basses, a highly regarded and sought after residential area of Saint-Martin under constant 24 hour security surveillance. The house, located on a 9400 m<sup>2</sup> property, is within one minute of Saint-Martin's Baie des Prunes beach. In addition to a barbecue area and a 30 m<sup>2</sup> pergola, the house, along with the landscaped garden, covers 5000 m<sup>2</sup> of the property. There is also a tennis court and a space large enough to accommodate an additional two bedroom house (for which a building permit already pre-approved), with its own independent access.

Populated with over 100 palm trees of different varieties, the landscaped garden is maintained via an automatic irrigation system supported by a desalinization via reverse osmosis process. The 12 m<sup>3</sup>/day water yield of the desalinization process also supplies the drinking water for the house. With a total volume of 150 m<sup>3</sup>, two additional water tanks, respectively filled with rain water and desalinized water, maintain the villa's unique independence in terms of all water requirements.

The house is also equipped with a 36 KVA generator which offers a 5-day continuous supply of electricity without having to refill any of the oil tanks.

In regards to security, the entire house is protected by a 5-camera surveillance network connected to the villa's TV system in addition to the alarm system. All the phones in the villa as well as the front gate are controlled via telephone exchange.

The interior surface of the villa is 587 m<sup>2</sup> with the covered terraces occupying a space of 208 m<sup>2</sup>.

The house itself presents 6 notably different living spaces:

- 1). The first floor encompasses the main living area which includes an air-conditioned Mielle designed kitchen leading into the dining room, a lounge area with a separate air-conditioned office as well as a TV area. One can also find a separate bathroom and two air-conditioned bedrooms each with their own bathrooms. The entire first floor overlooks a large terrace, with an overflow swimming pool, while simultaneously offering a breath-taking view of the sea.
- 2). The basement holds two separate air-conditioned rooms with their own bathrooms.
- 3). An air-conditioned gym fitted with work-out machines, a sauna and a shower.
- 4). An independent apartment with a lounge area, bathroom, American style kitchen and a separate air-conditioned bedroom.
- 5). A linen room, a technical lounge and 80 m<sup>2</sup> worth of storage space.
- 6). A terrace on the top floor offers an unequalled panoramic view of the ocean.

The entire villa is build according to current anti-hurricane regulation norms. What's more, in case of a hurricane, an anti-hurricane net system, which reduces wind velocity by 80%, can be set-up and put in place in the space of 3 hours.