Vacation On The Caribbean Seashore

Discover our difference @ "Beachside Villas"

YOUR PERFECT VACATION ANY TIME OF THE YEAR!
OPEN THE SLIDING GLASS DOORS TO THE CARIBBEAN SEA
STEP FROM THE SHADED VERANDA, SWIM OR STROLL
ON 2 MILES OF SECLUDED WHITE SANDY BEACH
Luxury 1, 2, 3 Bedroom A/C VILLAS 35' from the ocean.
Freshwater pool, daily housekeeping, fully equipped kitchens,
wireless internet, cable TV, DVD & VCR. Casinos, shopping,
gourmet restaurants, golf and tennis 5 minutes away.
Book Direct From Owner
Tel/Fax 810-289-3142 sxmbsv@gmail.com
www.beachsidevillas.com

SUN, BEACH AND OCEAN ... IS AT YOUR FRONT DOOR

Beachside Villas is a unique small private 13 villa resort. After many years of searching for the perfect vacation spot throughout the Caribbean, we found St. Maarten, known as the mini - Europe of the islands, half French and half Dutch. St. Maarten offers a little bit of everything: Ethnic restaurants, European shopping, cosmopolitan casinos and American water sports. We spent our first 14 years on the island at various hotels and villas until we discovered our "home away from home" at Beachside Villas. As we walked through to the deck, viewed the sparkling Caribbean only 50 feet before us, we knew we had finally found our island paradise.

Beachside Villas is located at the end of the road which opens to a magnificent two mile stretch of white-sand swimmable beach. Heavenly tropical breezes filter through our Villas year round. Three sets of sliding glass doors from the living room and master bedroom open onto a lovely shaded deck allowing you to be just steps from what we, and our guests, feel is the most beautiful beach on the island. Planning a trip to the beach or fresh water pool is as simple as grabbing your beach towel, suntan lotion and walking down a few steps onto "your own beach." The Caribbean Sea awaits you! There is no need to hassle with crowds of tourists - at any given time of day you will be the only one of a few people enjoying the beach and turquoise Sea. Early morning or evening walks along our gorgeous shoreline are a heavenly way to begin or end your day.

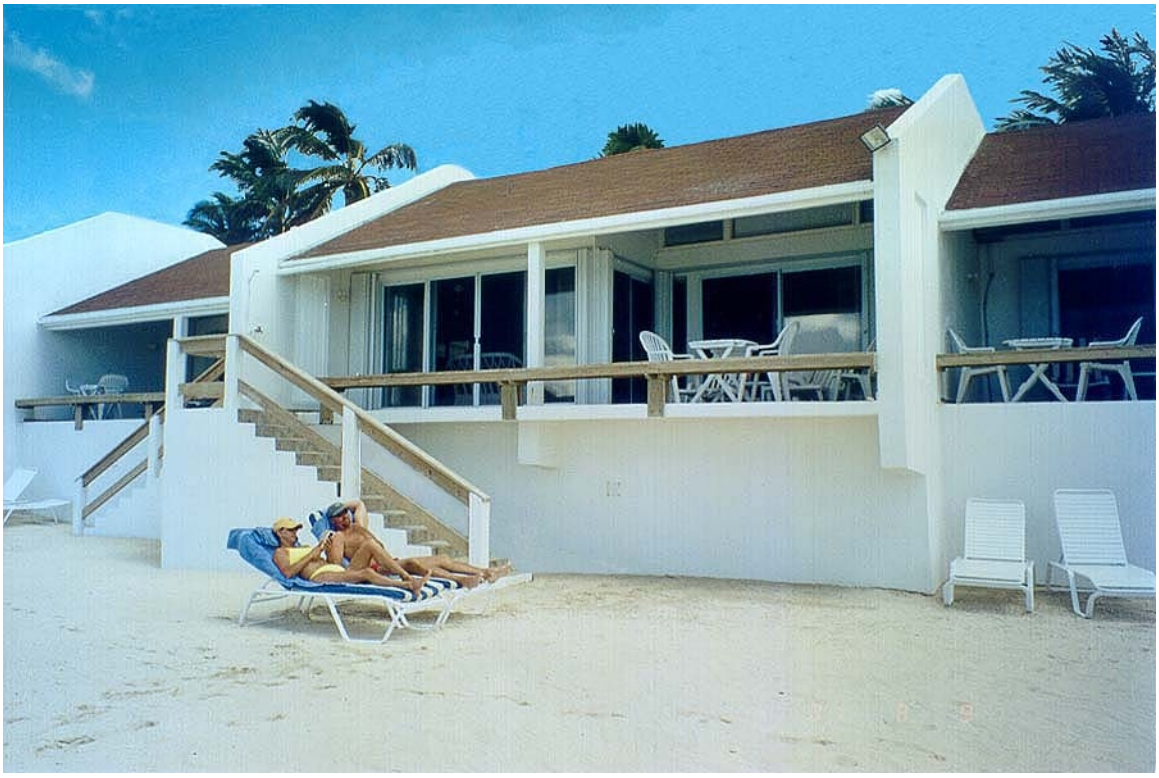
Our villas have all the comforts of home..., air conditioned bedrooms (not a necessity but nice for those of you who prefer A/C), a fully equipped kitchen including a microwave, a gas grill in the atrium, and a large fresh water pool. Services include our resident manager, daily housekeeping, gardeners and maintenance daily. St. Maarten is famous for its wonderful gourmet restaurants and you will surely want to try a few; however, you can also enjoy a romantic candle-light dinner at home on the deck, in the atrium or in the dining area.

We have cable TV (CNN, CNBC, ABC, NBC, CBS, HBO, Weather Channel). Our Library, VCR and DVD players will give you extensive reading, listening and viewing pleasure. NEW AT BEACHSIDE VILLAS...COMPLIMENTARY WIRELESS INTERNET ACCESS.

For those of you desiring to keep in touch with home, our Manager's office, at Beachside Villas, is equipped with telephones and a FAX machine. If you wish we can arrange the rental of your own personal cell phone.

We invite you to enjoy the lovely island of St. Maarten while comfortably settled in your peaceful island Villa. Yet, within minutes, the excitement of St. Maarten awaits you. We are sure you'll be glad, as we are, that you discovered Beachside Villas and will return as many others have. Whatever your pleasure you will find it here!

Sincerely,
Drew & Tracy Mascarin



Your Reserved Seats

Sun, Sea & Sand

Beachside Entrance

Tropical Gardens

Entry from Atrium
Left - Living Room
Right - Master Bedroom
Beyond - Beach and Ocean

Living Room
to Deck and Ocean

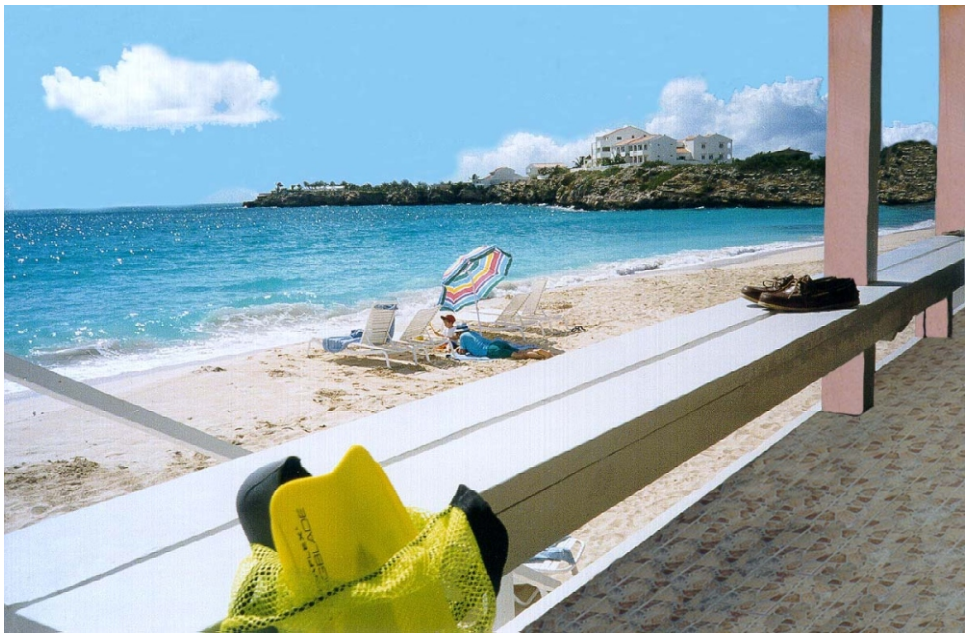
Interior View
from the Beach

Master Bedroom
to Shaded Deck

Shaded Frontporch

Your Sunrise View

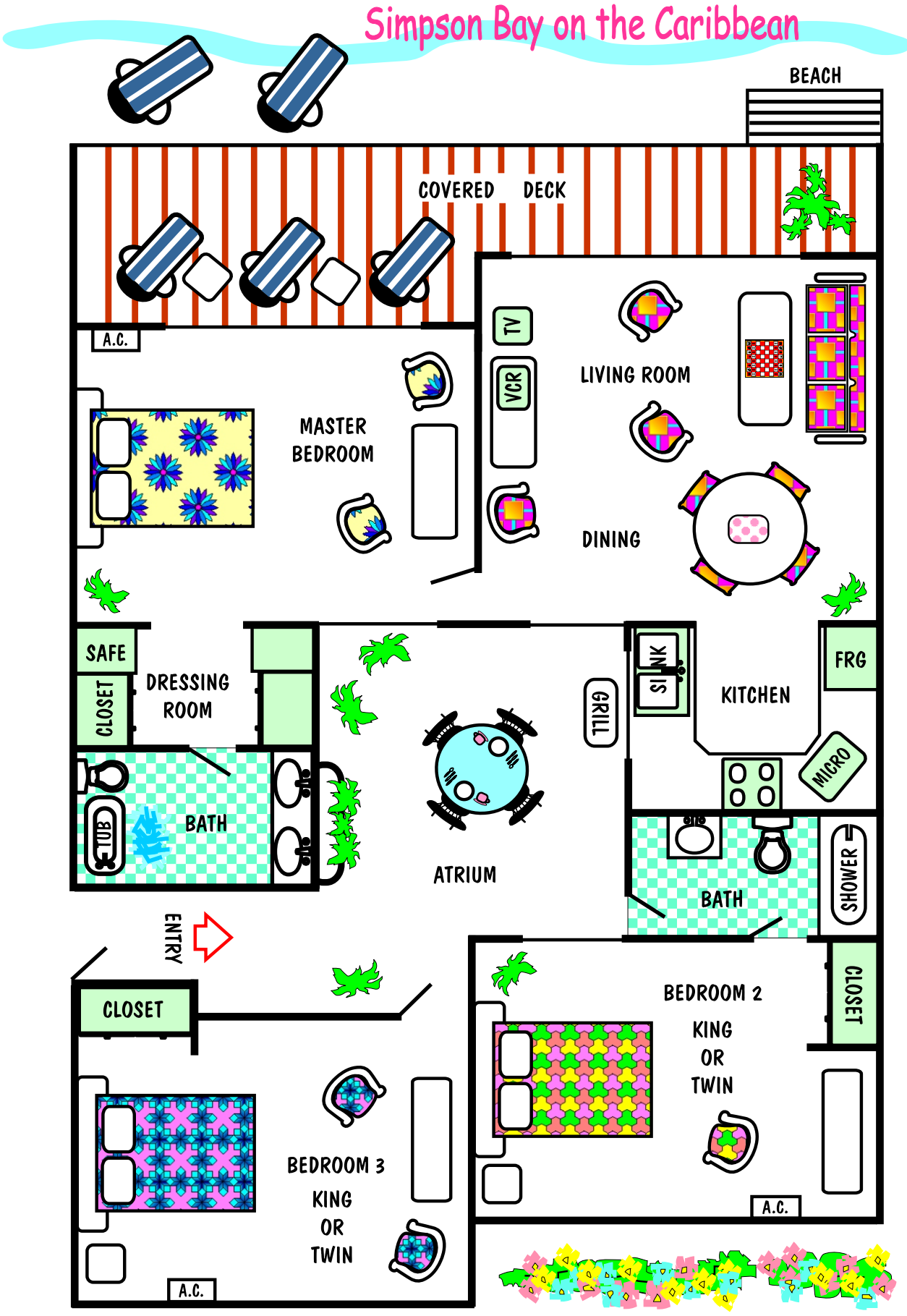
Your Sunset View



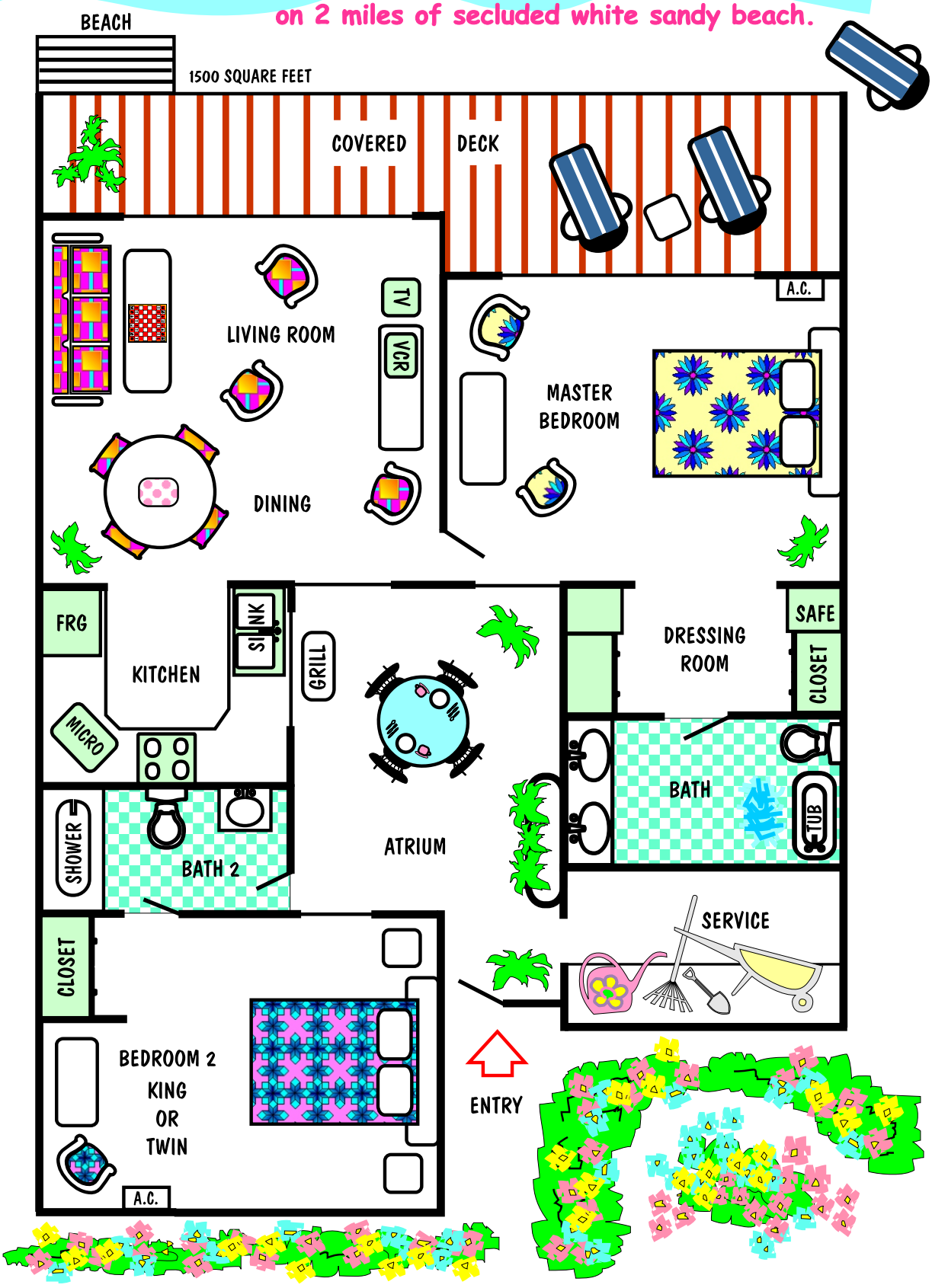
Secluded Beach

New Freshwater Pool

Nighttime Swim


Simpson Bay on the Caribbean
BEACH
COVERED DECK
A.C.
TV
VCR
LIVING ROOM
MASTER BEDROOM
DINING
SAFE
CLOSET
DRESSING ROOM
SINK
GRILL
KITCHEN
FRG
MICRO
TUB
BATH
ATRIUM
SHOWER
BATH
ENTRY
CLOSET
BEDROOM 2
KING OR TWIN
CLOSET
BEDROOM 3
KING OR TWIN
A.C.
A.C.

Open the sliding glass doors to the Caribbean Sea.
Step from the shaded veranda, swim or stroll
on 2 miles of secluded white sandy beach.



1 bedroom occupancy is in a 2 bedroom villa which provides use of the entire villa (Beachfront Master Bedroom) but not the use of the second back bedroom.

RATE SCHEDULE

April 15 to December 14

$175 PER NIGHT 1 - 2 PERSONS (1 Bedroom)

$240 PER NIGHT 2 - 4 PERSONS (2 Bedroom)

$295 PER NIGHT 6 PEOPLE (3 Bedroom)

$25 PER NIGHT EXTRA PERSON

December 15 to April 14

$340 PER NIGHT 1 - 2 PERSONS (1 Bedroom)

$450 PER NIGHT 2 - 4 PERSONS (2 Bedroom)

$575 PER NIGHT 6 PEOPLE (3 Bedroom)

$25 PER NIGHT EXTRA PERSON

Holiday Rates

(Based on 7 night minimum Rental)

	(1 - 2 Bedroom)	(3 Bedroom)
Thanksgiving	$1575 per week	$1900 per week
Christmas	$3000 per week	$4000 per week

Rates are per Villa and based on 1, 2 or 3 bedroom occupancy.
1 bedroom occupancy is in a 2 bedroom villa which provides use of the entire villa (Beachfront Master Bedroom) but not the use of the second back bedroom.
Villas are available for daily, weekly or monthly rentals.
Rates include daily maid service.

All Rates are subject to a 5% Government Tax.
Reservations will be confirmed upon receipt of a 25% Deposit.
The Balance will be due 30 days prior to departure.

Rates are subject to change.

"It has been said that when Adam and Eve fell from grace they were banished from Eden, which then disappeared from the Earth. Not so! Eden simply relocated to Beachside Villas, that Saint Maarten paradise where, thanks to you and your superlative staff, Dianne and I spent eleven wonderful days this August. It's one thing to visit the art museums to see the great sea and landscape masterpieces, but this summer Dianne and I actually became part of dozens of masterpieces painted daily by the sunrises and sunset, the aqua-green seascapes and the shimmering moonlit Caribbean. We were mixed and blended on the vivid palette of tropical color and splashed across the canvas of paradise.

We look forward to many summers in the "Eden" of today."

M. Radot 94.

MORE THAN A DREAM...

Have the BEACH, WAVES,
and SUN to Yourself.

Caribbean Travel + Life

Article appeared in February 2011

Worth a Splurge Adjacent to an upscale residential neighborhood, Beachside Villas' collection of 13 Mediterranean-style cottages lines the west end of Simpson Bay, providing both comfort and privacy. The spotless two - and three-bedroom units — two-bedrooms can be rented as one-bedrooms, with the remaining room closed off — are bright and cheery, with splashes of tropical color, fully equipped kitchens, barbecue grills and daily maid service. Each is framed by tropical gardens and a fine beach (the master opens right onto a beachfront deck). The location is ideal, out of the way, yet within walking distance of restaurants and bars. Plus, the small pool opens onto a stretch of sand untouristed and undeveloped for at least a half-mile.

St. Maarten, St. Martin
Caribbean Sea
Atlantic ocean
French Side
Dutch Side
Marigot
Philipsburg
Petites Cayes
Plateau Red Rock
Bell Point
Anse Marcel
Grandes Cayes
Grand Case Beach
Bell Hill
French Cul de Sac
Ile Pinel
Baie de Grand Case
Pea tree Hill
Mont Vernon
Grand Case Village
Orient Beach
La Batterie
Caye Verte
Anse de Peres
Pointe Arago
Salt Pond
Etang aux Poissons
Paradise Peak
Pointe de Bluf
Baie de la Potence
Fort de Marigot
Colombier
Coconut Grove
Falaise des Oiseaux
Baie Rouge
Pointe Plum
Terres Basses
Pointe des Pierres a Chaux
Baie de Marigot
Orleans
French Quarter
Baie Lucas
Grand Etang
Mornes Rouge
Baie Nettle
St. James
Dutch Cul de Sac
Pointe du Canonnier
Simpson Bay Lagoon
Williams Hill
Long Bay
Great Key
Oyster Pond
Cupecoy Beach
Mullet Pond
Dawn Beach
Little Key
Border Monument
Red Pond Bay
Mullet Beach
Airport
Guana Bay
Maho Bay
Sentry Hill
Great Salt Pond
Guana Bay Point
Burgeau Bay
Cole Bay Hill
Fort Willem
Beacon Hill
Geneve Bay
Fort Hill
Cay Bay Hill
Great Bay Beach
Back Bay
Lay Bay
Cole Bay
Cay Bay
Little Bay
Great Bay
POINTE BLANCHE
Fort Amsterdam
Point Blanche Hill
Pointe Blanche Bay
Beachside Villas
Simpson Bay • Beach
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