

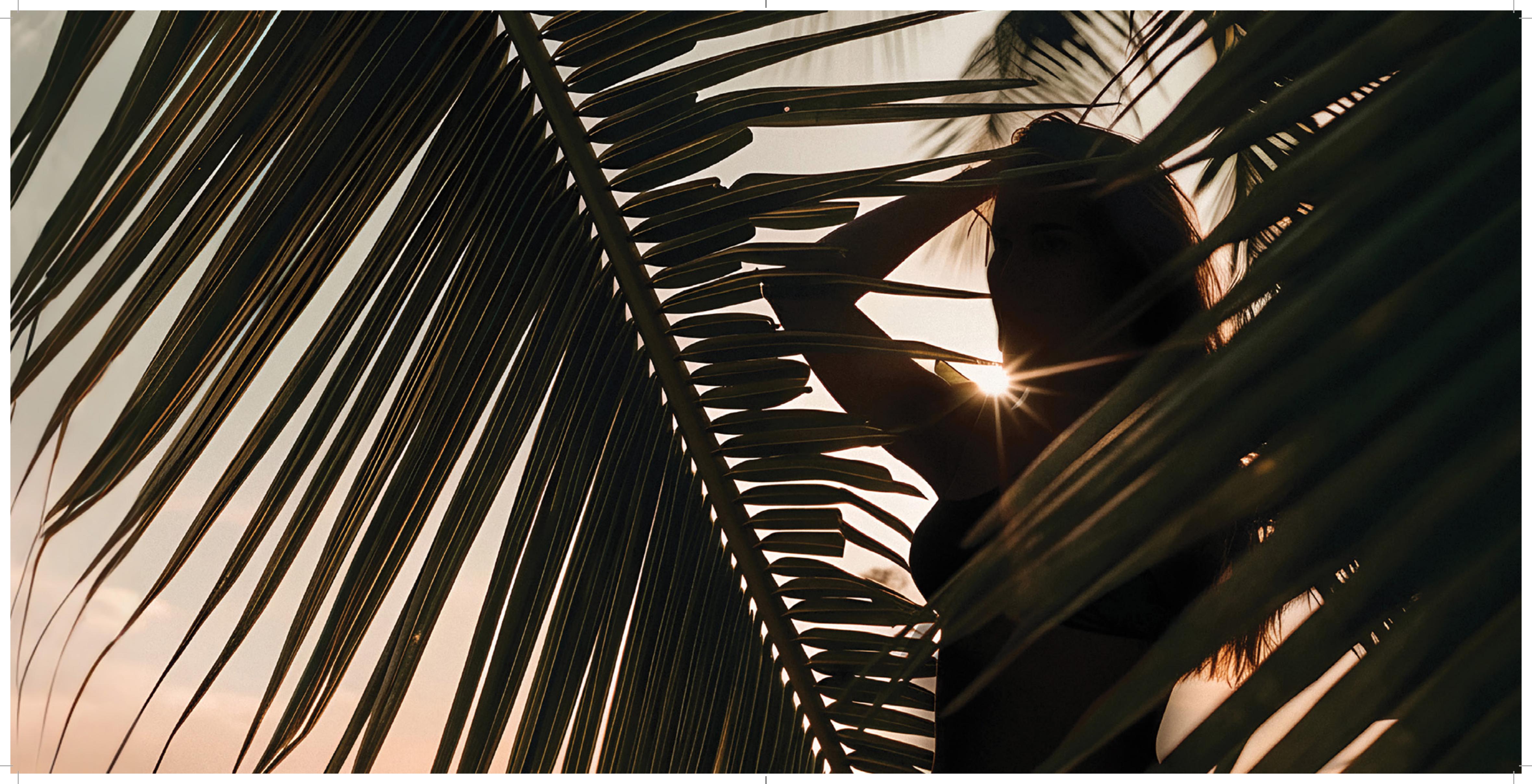


THE SETAI
—
ST. MAARTEN



THE SETAI
ST. MAARTEN

Nestled within a tropical paradise, where the lush wilderness gives way to sandy shores and the calm waters of the turquoise sea, you'll discover The Setai, St. Maarten, an enchanting oasis, bringing a new level of luxury and privacy to St. Maarten.





WHEN ATTENDING ONE OF THE SETAI HOTELS,
IT IS MORE THAN A DESTINATION.
IT IS A WAY OF BEING.

Conceived as a philosophy of living, The Setai exists at the intersection of heritage and contemporary refinement. Each property is shaped by a deep respect for its surroundings. It is where history is preserved, culture is honored, and design unfolds with intention. What emerges is a sanctuary: composed, discreet, and timeless.

From its beginnings along the shores of Miami Beach's iconic Art Deco District, The Setai established a new expression of hospitality, one defined not by excess, but by restraint. Here, serenity became a signature. Service was delivered with quiet precision. Architecture and atmosphere worked in harmony to create spaces that felt both grounding and transportive.

This sensibility has since traveled across continents. In Tel Aviv, The Setai inhabits the ancient stones of Old Jaffa, where centuries of history coexist with contemporary grace. Along the tranquil waters of the Sea of Galilee, the experience deepens further. It is shaped by landscape, light, and a reverence for stillness. Though each destination is distinct, all are united by a shared rhythm: refined tranquility, thoughtful service, and authentic cultural immersion.

The Setai serves an international community of discerning travelers, gourmands, and tastemakers. Designed for those who seek inspiration without compromise, and privacy without isolation. Each hotel offers a rare duality: a seamless connection to its host city, paired with a discreet escape from it. Within these walls, guests feel both at home and profoundly elsewhere.

Globally recognized for architectural integrity, culinary innovation, and impeccable service, The Setai occupies a singular place in hospitality. They are understated yet commanding, rooted in heritage yet unmistakably modern. Every detail, from visual language to lived experience, reflects clarity of identity and an unwavering commitment to excellence.

Across every location, one promise remains constant that The Setai is a sanctuary of calm, holds a sense of belonging, and moments that linger long after departure.

The Setai is not simply where one stays.

It is how one feels...composed, restored, and quietly transformed.



ALTREE

Altree is proud to introduce you to The Setai, St. Maarten, our five-star resort and residences coming to the exquisite shores of Indigo Bay.

We present to you a work of art and heart. Created by a world class team, led by a collaboration between HKS and Studio Munge—the world's foremost resort architects and interior designers—and inspired by the unique Dutch, French and Caribbean flavor of the island, The Setai St. Maarten embodies the very best in architectural beauty, design and curated service.

The Setai, St. Maarten is uniquely tailored and conceived for its unparalleled location perched on the hillside of a spectacular private cove hugging the crystal clear waters of its own protected beach. It's where the sun shines all day long and the views are endless.

Zev Mandelbaum

PRESIDENT, ALTREE DEVELOPMENTS



The two-nation island of Sint Maarten-St. Martin is a paradox of pleasure, offering equal parts relaxation and excitement, alongside pristine beaches, vibrant culture, and year-round sunshine. Dutch and French influences permeate the island, alongside Caribbean flair, creating a unique fusion of lifestyles and flavors to suit every taste.

Here, nature's presence can be felt everywhere - the sandy beaches, turquoise waters, and lush landscapes occasionally interrupted by charming fishing villages and lively towns. Against this stunning backdrop, The Setai's exclusive community of residents and visitors pursue life's most luxurious pleasures in this perfect island oasis.



ST. MAARTEN AT-A-GLANCE

342

The number of days of sunshine on St. Maarten.

80°/27°

The average temperature in Fahrenheit and Celsius.

1:2

One island, two separate countries that have peacefully coexisted since the Partition Treaty of 1648.

42%

The grade of The Flying Dutchman, the steepest zip line in the world, located in Philipsburg. The ride drops 1,066 feet in just under half a mile.

87 SQ KM
(34 SQ MI)

The size of the island.



The brown pelican is the island's national animal and can be seen on the country's flag.

37

The number of beaches – that's nearly one beach for every square mile on the island, more than any other island in the Caribbean!

35 M
(114 FT)

The distance between planes landing on the runway, and Maho Beach, also known as Airport Beach, one of the world's most famous stretches of sand.

73,777

Total island population.

424 M
(1,391 FT)

The elevation of Pic Paradis, the highest point on the island and a beautiful place to hike.

100+

The number of nationalities and cultures on the island, making St. Maarten one of the most multicultural populations in the world.

175

Number of bird species on the island, according to Bird Checklists of the World.



BRING LIFE TO LIFE



AN UNRIValed EXPERIENCE

Here, international design from a team of architects, interior designers, and experts in the hospitality industry, combines with exceptional craftsmanship to create a destination like no other. This collection of resort residences, integrated with a full-service, five-star hotel, delivers relaxing days, exciting nights, and an unrivaled experience.

Escape to your own private tropical hideaway, where everything comes to life.

MASTER PLAN

AMENITIES:

1. Lobby Lounge Terrace
2. Pool Cabanas
3. All Day Restaurant
4. Pool Bar
5. Function Lawn
6. Pier
7. Conservation Area
8. Beach Restaurant
9. Kids Club
10. Pets Park
11. Kneipp Walk & Walking Meditation
12. Reserve
13. Bird Sanctuary/Butterfly Garden
14. Platforms for Yoga and Meditation

BUILDINGS:

15. Building M1 - Kingfisher
16. Building M2 - Tanager
17. Building M3 - Willet
18. Building M4 - Sandpiper
19. Building M5 - Osprey
20. Building M6 - Virio
21. Building M7 - Martin



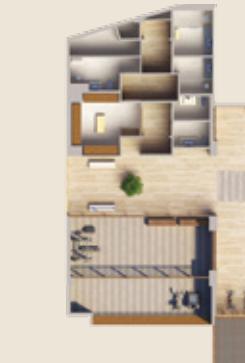
22. INDOOR/
OUTDOOR SPA



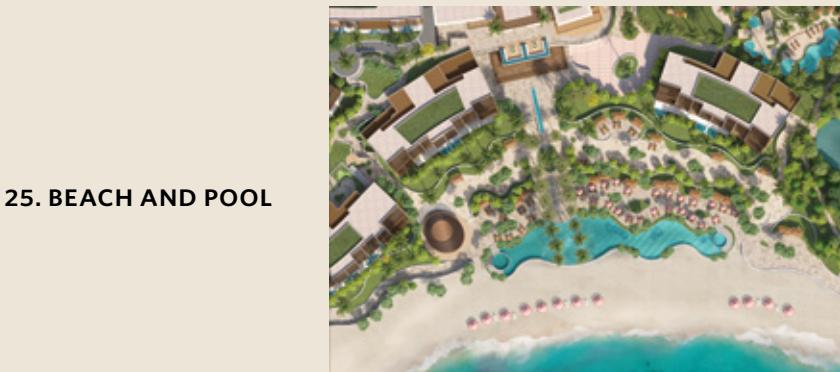
23. SIGNATURE
RESTAURANT



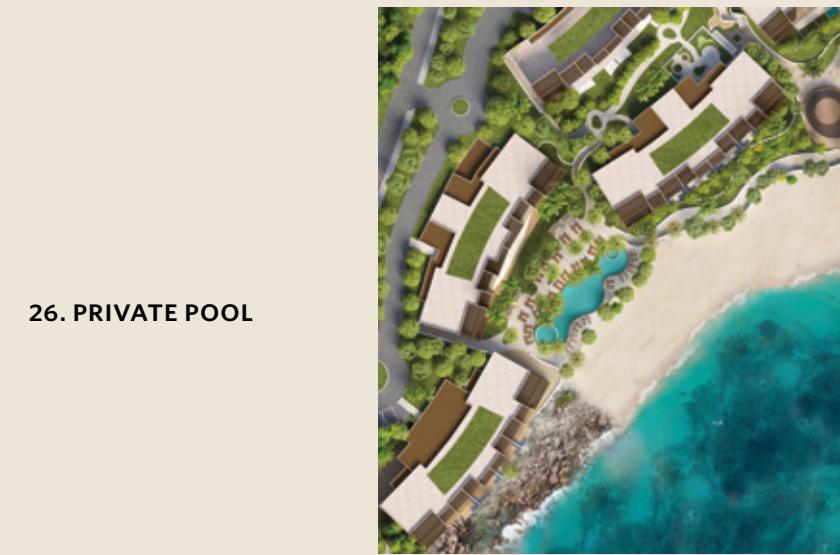
24. FITNESS
CENTER



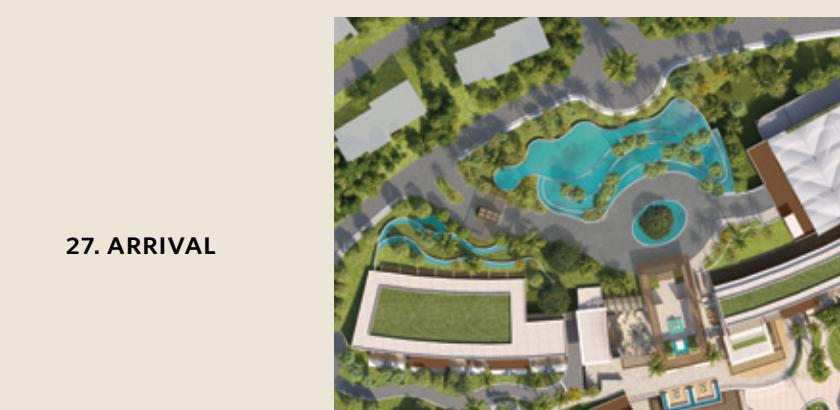
25. BEACH AND POOL



26. PRIVATE POOL



27. ARRIVAL





PHOTOGRAPH BY

CHRISTOPHER

WILLIAMS

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ARRIVAL



LEGEND

- 1. Entry Roundabout
- 2. Cascading Water Feature
- 3. Lobby
- 4. Reception
- 5. Lobby Lounge



The grounds of The Setai, St. Maarten offer a private slice of paradise that blends seamlessly with the coastline, and extends to the Caribbean Sea. The site wraps around the calm shoreline, echoing the shape of a seashell and creating a waterfront oasis, protected from the wind and waves. Landscaped gardens and water features are linked together in a series of private experiences, designed to inspire, delight, and provide a constant connection to nature.



The Setai, St. Maarten also offers a life of incredible services, with unlimited access to the most anticipated five-star resort in the Caribbean. Excitement, pampering, convenience, leisure, and entertainment are available 24/7, in a variety of amenities that include three restaurants, two bars, three outdoor pools, a state-of-the-art fitness center, 24-hour concierge, an extraordinary 30,000 square foot thermal spa, and over 600 feet of coastline and beachfront watersports.



The shoreline unfolds in a gentle rhythm. Calm Caribbean waters meet the coast in soft, unhurried waves. With its south-facing orientation, the grounds are bathed in sunlight all day long, the bright rays filtering through the palms and the calm turquoise waters. The pier allows private boat access, while the protected coral reef and sunken boat provide spectacular snorkeling opportunities right offshore.



BEACH AND POOL



LEGEND

- 1. Pool Bar
- 2. Pool Cabanas
- 3. Pool
- 4. Beach
- 5. Indoor/Outdoor Spa
- 6. Conservation Area
- 7. Building M5 - Osprey
- 8. Building M4 - Sandpiper
- 9. Building M3 - Willet

PRIVATE POOL



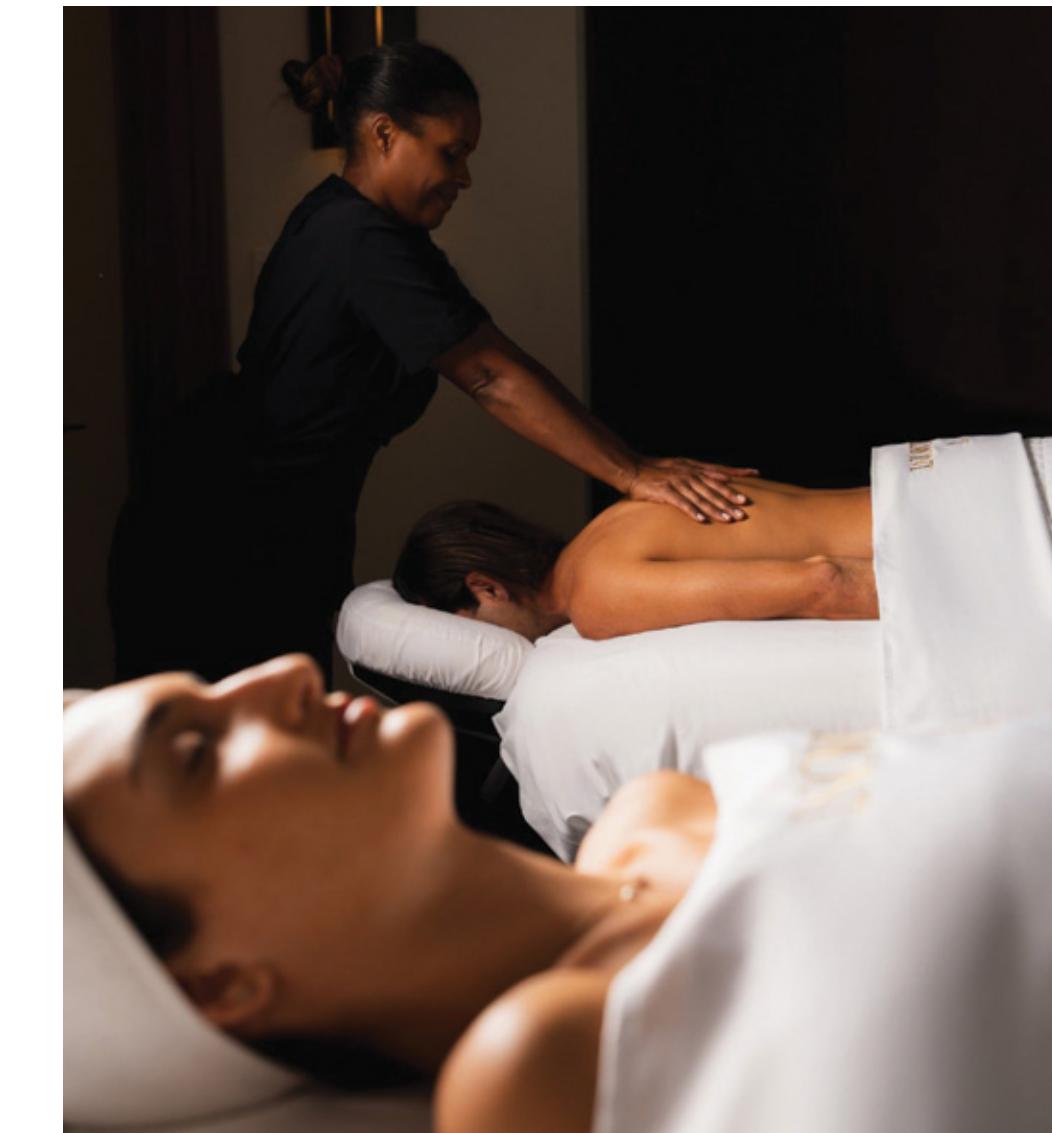
LEGEND

- 1. Building M1 - Kingfisher
- 2. Building M2 - Tanager
- 3. Building M3 - Willet
- 4. Building M6 - Virio
- 5. Pool Bar
- 6. Private Pool



A wide-angle photograph of a coastal landscape at sunset. The sky is filled with dramatic, orange and yellow clouds. In the foreground, dark, silhouetted rock formations jut out into a body of water. On the right side of the image, a woman is silhouetted against the sky, performing a yoga pose on a grassy hill. A metal railing is visible on the right edge of the hill. The overall atmosphere is peaceful and inspiring.

BRING WELLNESS
TO LIFE



PURE BEAUTY

The Spa at The Setai, St. Maarten unfolds as a sanctuary shaped by rhythm, light and place. The 30,000 square foot facilities showcase two of the community's key elements: the breathtaking Caribbean Sea and the island's profound, pure beauty. Guided by the ebb and flow of the tide, and the sun as it crosses the sky, the Spa's philosophy is focused on delivering wellness experiences and services that are deeply connected to the sea, to nature, and to the island itself.



At the heart of the Spa, an outdoor bathing garden reveals itself as a sanctuary shaped by time-honored traditions. Framed by lush tropical foliage and overlooking Indigo Bay and the Nature Reserve, this immersive landscape invites a gentle unfolding of the senses. It is the ideal place to relax, connect, recharge, and simply enjoy the healing powers found in the marriage of water, heat, cold, and rest.

The Spa will feature renowned products from Biologique Recherche and The|Tides - a winning combination of French and Dutch beauty brands, that align with an overall philosophy of nature-based wellness and sustainability.



Biologique Recherche has a stellar reputation for extraordinarily effective blends. Its formulations are based on a clinical approach to beauty using pure, concentrated, and raw ingredients, with 50% or more active ingredients. The products use cold-pressed plant, bio-marine, and biotechnological extracts, to deliver the ultimate in personalized skincare.

THE|TIDES WELLNESS

Netherlands-based premium wellness brand, The|Tides, produces results-driven self-care products that perform and transform. Formulas are made with active botanical and mineral ingredients of the highest quality and efficacy, and are always clean, pure, vegan, sustainably-sourced, cruelty-free, and 100% biodegradable.





INDOOR/OUTDOOR SPA



LEGEND

- 1. Spa Reception
- 2. Change Rooms
- 3. Treatment Rooms
- 4. Sauna
- 5. Lounge
- 6. Cold Plunge
- 7. Vitality Pool



The Nature Reserve is six acres of preserved natural habitat, lush with indigenous plants and trees, and dotted with walking paths, meditation gardens, private lounging areas, and unique, curated experiences.





ECO-TOURISM: A LIVING DIALOGUE WITH NATURE.

At The Setai, St. Maarten, our approach to eco-tourism is defined by patience, adaptability, and respect—guided by collaboration, continued study, and long-term care, and rooted in a deep commitment to preserving the integrity of Indigo Bay. Here we have a rare coastal ecosystem shaped by coral communities, sea turtle nesting, native vegetation, and the natural rhythms of land, sea, and sky.

AN INTENTIONAL RELATIONSHIP WITH PLACE

Hospitality at The Setai, St. Maarten is envisioned as a thoughtful partnership with nature, guided by ongoing environmental study and local knowledge, and shaped by an evolving philosophy rooted in stewardship rather than spectacle.

OUR NATURE RESERVE

The on-site nature reserve spans six acres of preserved indigenous flora and natural terrain, featuring walking paths, meditation gardens, and quiet places for reflection, with selective access that balances immersion and protection across landscapes designed to be felt, not disturbed.

BEHIND-THE-SCENES

The Setai, St. Maarten integrates efficiency, waste reduction, and responsible sourcing into operations, allowing sustainability to be felt through experience rather than declaration.

EDUCATION & ENGAGEMENT

Through expert-led programming on coral ecosystems and sea turtles, we offer conservation-focused experiences grounded in respect for place, with future opportunities to engage in shoreline care and restoration alongside like-minded partners.

COASTAL & MARINE AWARENESS

We prioritize the protection of coral habitats and marine life, offer interpretive elements that deepen understanding of reef ecosystems, and look ahead to educational programming on responsible swimming and snorkeling.

THOUGHTFUL HOSPITALITY

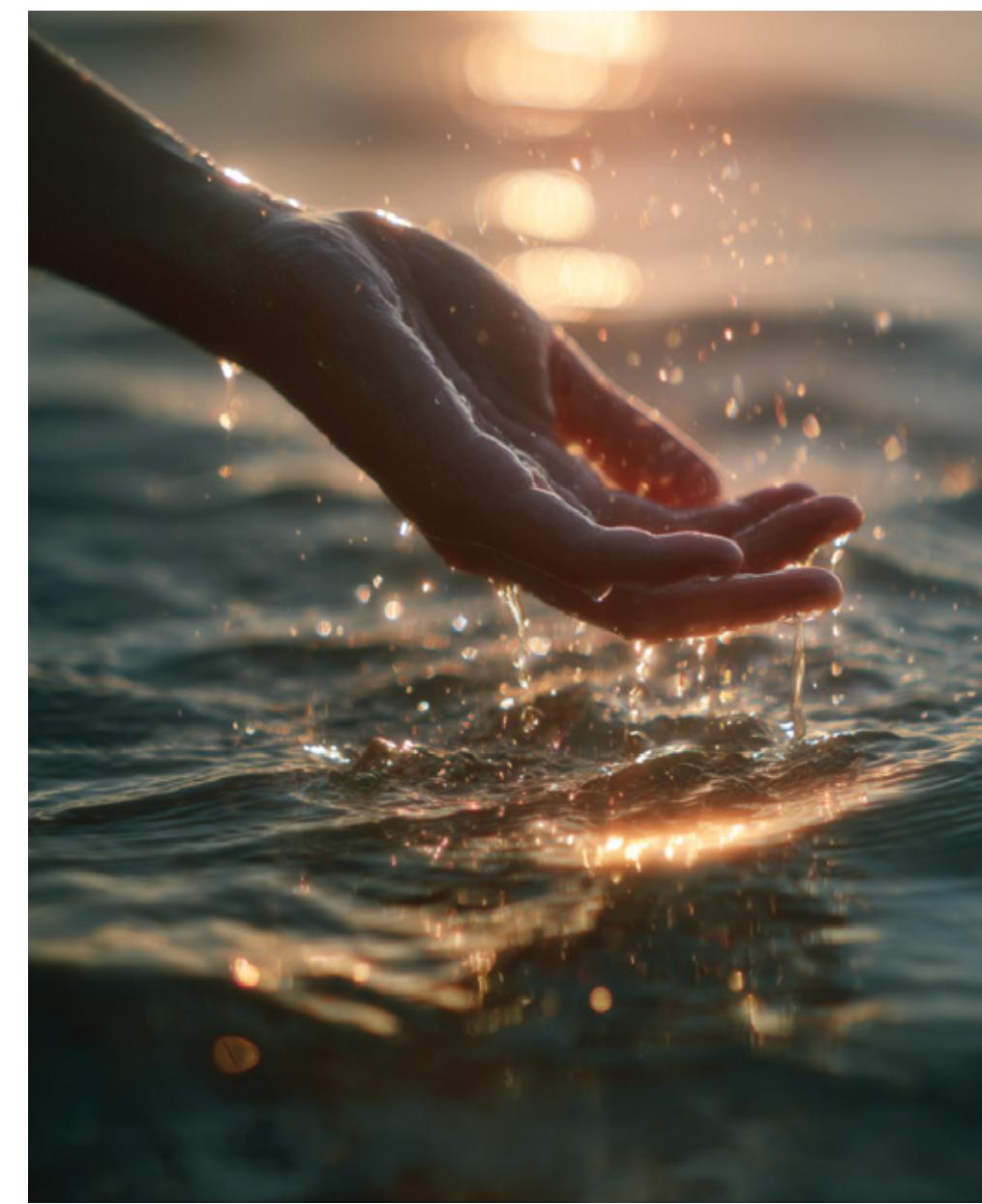
Our service adheres to agreed-upon guidelines and is guided by the belief that true refinement leaves little trace, reflected in a reduced reliance on single-use plastics, the prioritization of refillable, reusable, and biodegradable alternatives, and an approach to elegance delivered with intention, not excess.

MEANINGFUL ENCOUNTERS

Shaped by season and ecology, guided walks and interpretive moments invite learning and observation, as experiences unfold naturally in alignment with conservation priorities.

QUIET SUSTAINABILITY

Through the exploration of energy-efficient systems and mindful water use, The Setai, St. Maarten reduces single-use materials and encourages conservation through understanding, not instruction.





WELLNESS AT THE SETAI

At The Setai, St. Maarten wellness is a quiet philosophy of living where the balance of physical exertion, mindful recovery and considered care exist in harmony. A place where expression combined with restoration coexists with equal intention. The Setai's approach to wellness blends ancient rituals with modern therapies, creating sanctuaries of restoration and beauty. Each property offers treatments and environments that draw from its cultural and natural surroundings, ensuring that wellness feels both universal and deeply local.

THE SPA

- A destination spa conceived as a serene, expansive sanctuary
- Indoor and outdoor environments flow seamlessly into one another
- Inspired by the Caribbean ocean and the island's natural beauty
- Rituals shaped by the movement of light, water, and air
- Thermal experiences, vitality pools, saunas, and cold plunges form a natural rhythm of renewal
- Outdoor bathing gardens offer moments of calm and quiet restoration

FITNESS & MOVEMENT

- A comprehensive fitness environment designed to support strength and balance
- Dedicated Pilates studio with reformer-based practice
- Outdoor yoga platform immersed in nature
- Tennis, pickleball and padel courts for both leisure and active play
- Heat and recovery experiences that complement movement

SPA PARTNERSHIPS

- A curated selection of European wellness houses aligned with nature-based care
- Biologique Recherche — renowned French skincare house known for personalized, results-focused formulations
- Pure, concentrated compositions drawing from plant and bio-marine elements
- The Tides — Netherlands-based premium wellness brand
- Botanical and mineral formulations designed to perform and transform
- Clean, thoughtful compositions grounded in sustainability

OUTDOOR WELLNESS

- Walking and cycling paths woven through preserved natural landscapes
- Meditation gardens offering quiet moments of retreat
- Water-based experiences that invite exploration of the coastline
- Sailing, snorkeling, paddling, and surf-inspired pursuits
- Additional island experiences that connect land, sea, and movement

A WAY OF BEING

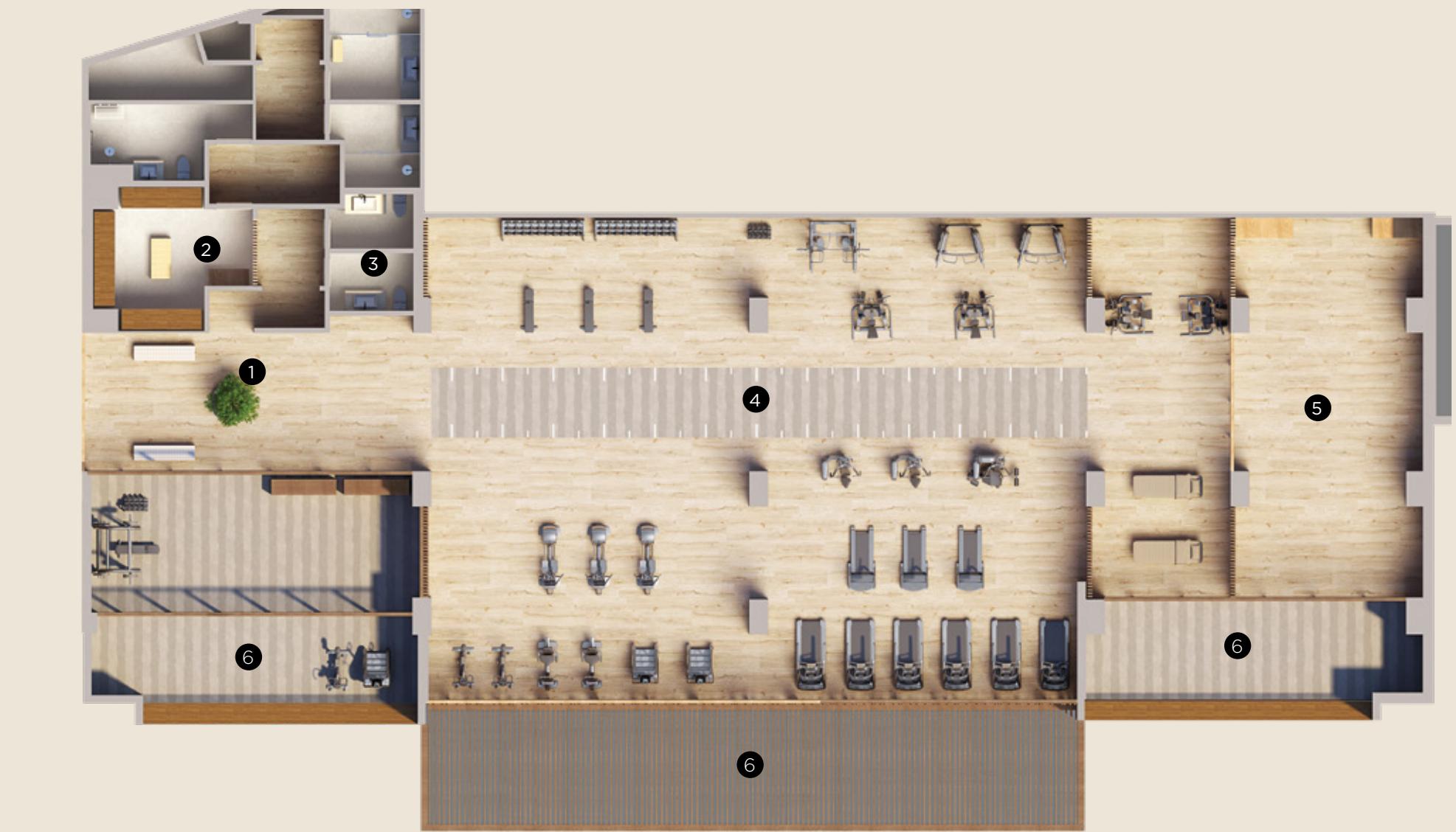
Wellness is approached as a way of living shaped by rhythm, nature, and presence. Grounded in balance and renewal, each experience unfolds in harmony with the island and the sea, where time slows and space opens for reflection and stillness.



Movement at The Setai, St. Maarten is guided by light, landscape and intention. Thoughtfully designed fitness spaces open toward oceanfront views and natural materials create a calm yet focused environment for daily practice. Guests will have access to a full range of cardio and strength training stations, classes in a movement studio with floor-to-ceiling views of Indigo Bay, and an outdoor exercise terrace. For a more immersive experience, there are also yoga classes or a functional fitness course in the adjacent Nature Reserve.



FITNESS CENTER



LEGEND

- 1. Entry
- 2. Change Room
- 3. Washrooms
- 4. Weight Training & Cardio Equipment
- 5. Yoga & Stretching Room
- 6. Outdoor Exercise Terrace





A MEMBER OF



THE LEADING HOTELS
OF THE WORLD®



FIVE STAR HOSPITALITY

At The Setai, St. Maarten, hospitality is defined by quiet precision and thoughtful care. Every experience is shaped with intention, guided by an ethos of discretion, attentiveness, and effortless service.

As a member of Leading Hotels of the World, The Setai is part of a curated collection distinguished by timeless standards and an unwavering commitment to excellence. Here, service is intuitive rather than intrusive—anticipating needs before they are expressed, and allowing each moment to unfold with grace and ease.



From the first moment, service at The Setai, St. Maarten is defined by attentiveness that feels both personal and effortless. Beautifully appointed accommodations open to sweeping ocean views, while every detail is considered to ensure a stay that unfolds with ease. Owners and visitors enjoy an elite lineup of services such as VIP airport transfers, valet parking, 24-hour room service, and daily housekeeping.

Days move fluidly between three ocean-facing pools, private cabanas, and discreet poolside service from sunrise through sunset. Along the shore, calm waters invite unhurried exploration—from snorkelling above protected coral reefs to gliding across the bay by kayak or kite. When needs extend beyond the expected, Les Clefs d'Or concierge services stand by ready, thoughtfully arranging moments both simple and extraordinary.





SIGNATURE RESTAURANT



LEGEND

1. Bar Lounge

2. Signature Restaurant

3. Outdoor Terrace



Dining at The Setai, St. Maarten unfolds through variety, from a relaxed beachfront café to an all-day restaurant and an intimate fine-dining experience. An on-site garden will provide locally-grown produce and herbs for all the food and beverage venues, providing a true taste of the island. Every dining experience at The Setai, St. Maarten will be nothing short of perfection.



DINING AT THE SETAI

The Setai, St. Maarten is where island tradition, global technique, and thoughtful sourcing converge naturally. Culinary innovation is a cornerstone of The Setai brand. Restaurants are not only dining destinations but cultural expressions of each property's identity. Menus showcase global flavors, vibrancy, warmth and authenticity. Dining experiences are elevated through innovation, creating dining destinations that stand alongside the world's best. A philosophy rooted in experience, balance, and quiet confidence draws on global culinary traditions interpreted through an island lens and is brought to life in experiences designed to linger, unhurried and intuitive.

Dining experiences are designed to lend themselves naturally to gathering, from intimate dinners and shared moments to meaningful occasions, all set within spaces that feel personal, elegant, and effortless.

FINE DINING BY ALAIN DUCASSE

- A signature dining experience guided by the sensibility of globally revered Michelin Chef Alain Ducasse
- An intimate setting designed for evenings of presence and conversation
- A refined dialogue between classical French technique and Caribbean ingredients
- Menus shaped by seasonality, craftsmanship, and clarity of flavor
- Menus draw inspiration from St. Maarten's French, Dutch, and Caribbean heritage
- Locally sourced ingredients are prioritized wherever possible
- Many herbs and produce are harvested directly from the resort's on-site garden

OCEAN GRILL

- Oceanfront dining inspired by flavors of southern Europe, classic American dishes, and specialty Seafood selections, which are prepared on a wood-fired grill
- Daily chef specialties feature local and seasonal ingredients
- An easy elegance shaped by ocean air and changing light
- Designed for long lunches, sunset dining, and starlit evenings

JAYA

- A celebration of South Asian culinary traditions
- Thailand, Vietnam, India, and Japan influences woven together
- Tandoor oven specialties and wok-driven preparations
- Signature dishes served within a vibrant yet composed atmosphere
- Evenings shaped by live music and performances create an immersive cultural stage

BEACHFRONT CAFÉ & POOLSIDE BAR

- Light fare and crafted cocktails enjoyed throughout the day
- Beachfront and poolside settings designed for ease and flow
- Moments shaped by sun, breeze, and the rhythm of island life

LOBBY BAR & LOUNGE

- A refined gathering space from day into evening
- Handcrafted cocktails, fine wines, and curated spirits
- Calm, intimate, and quietly social in tone





INSPIRED BY NATURE

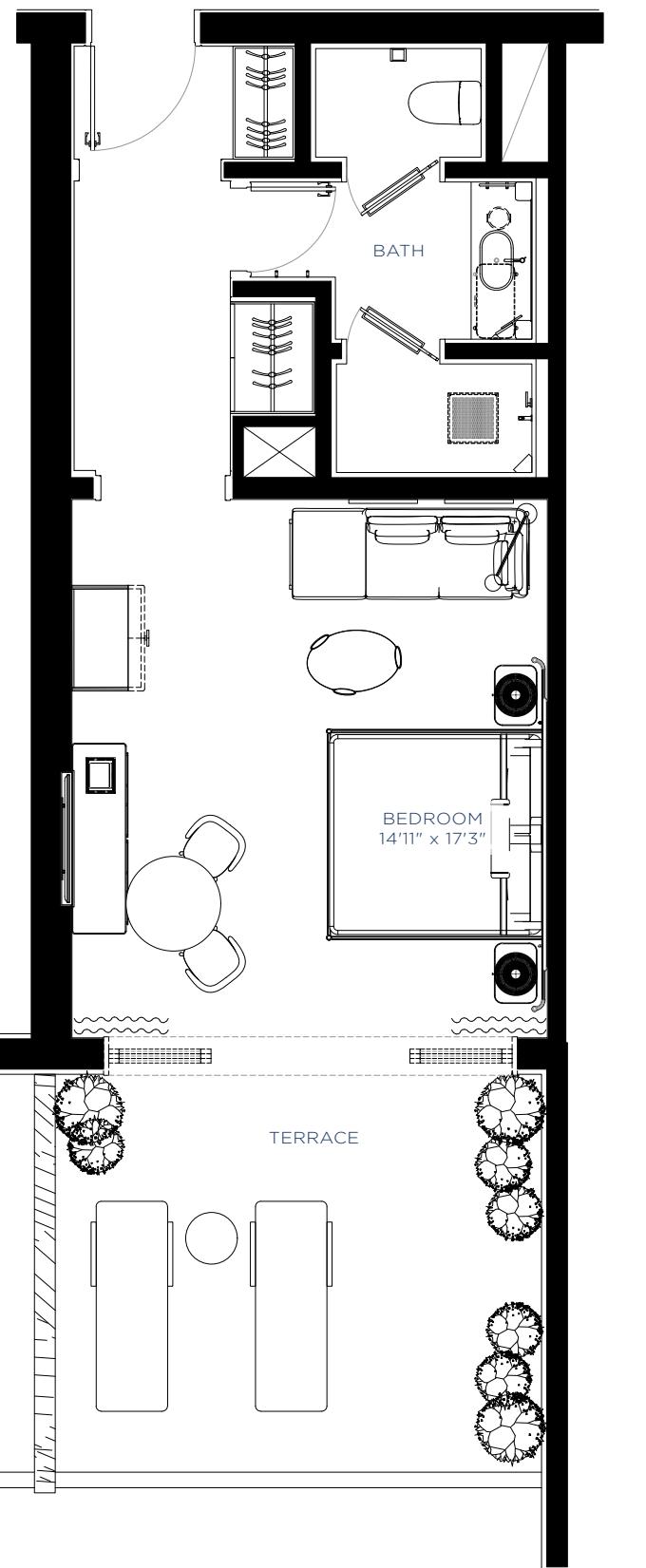
Architecture respects the natural environment while simply using three materials—wood, plaster, and natural stone - to crown the collection of low-rise buildings, maintaining uninterrupted views of the island's flora and fauna. The contemporary yet soulful design immerses you in the island's natural wonders, and creates the perfect backdrop for adventurous living.



The residences at The Setai, St. Maarten are an ode to privacy. The 280 suites offer four distinct suite types, ranging in size from 50 square meters (538 square feet) to 150 square meters (1,614 square feet), with the option to combine lock-off suites for up to 550+ square meters (5,920+ square feet) of space. 75 are part of the Nature Reserve, the lush conservation area that surrounds the resort.

PINEL

1 BEDROOM
1 BATH



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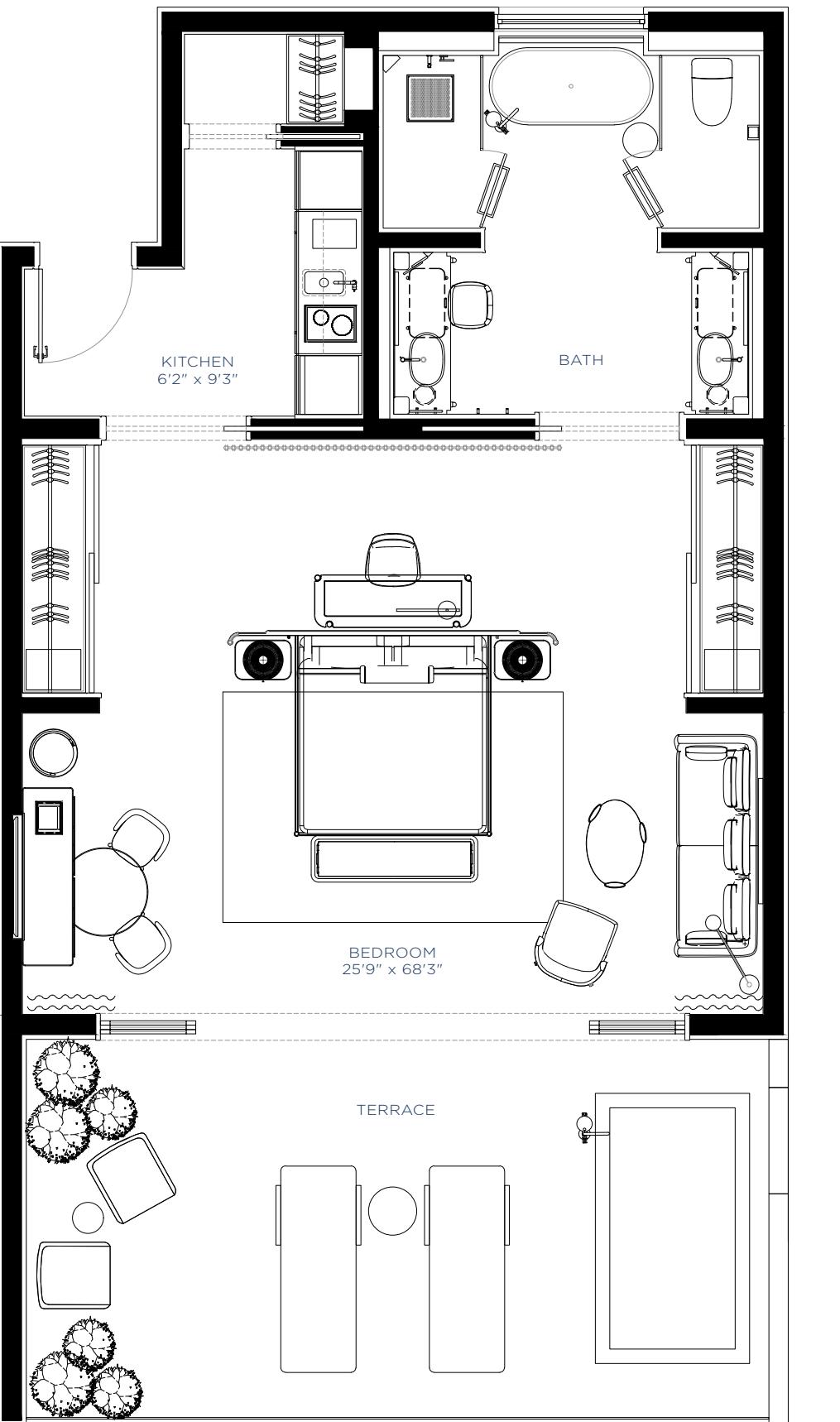




Neutral color palettes act as a backdrop for infinite ocean views, through floor-to-ceiling windows and sliding doors that open onto expansive terraces, some with the ability to add a private plunge pool.

ORIENT

1 BEDROOM
1 BATH



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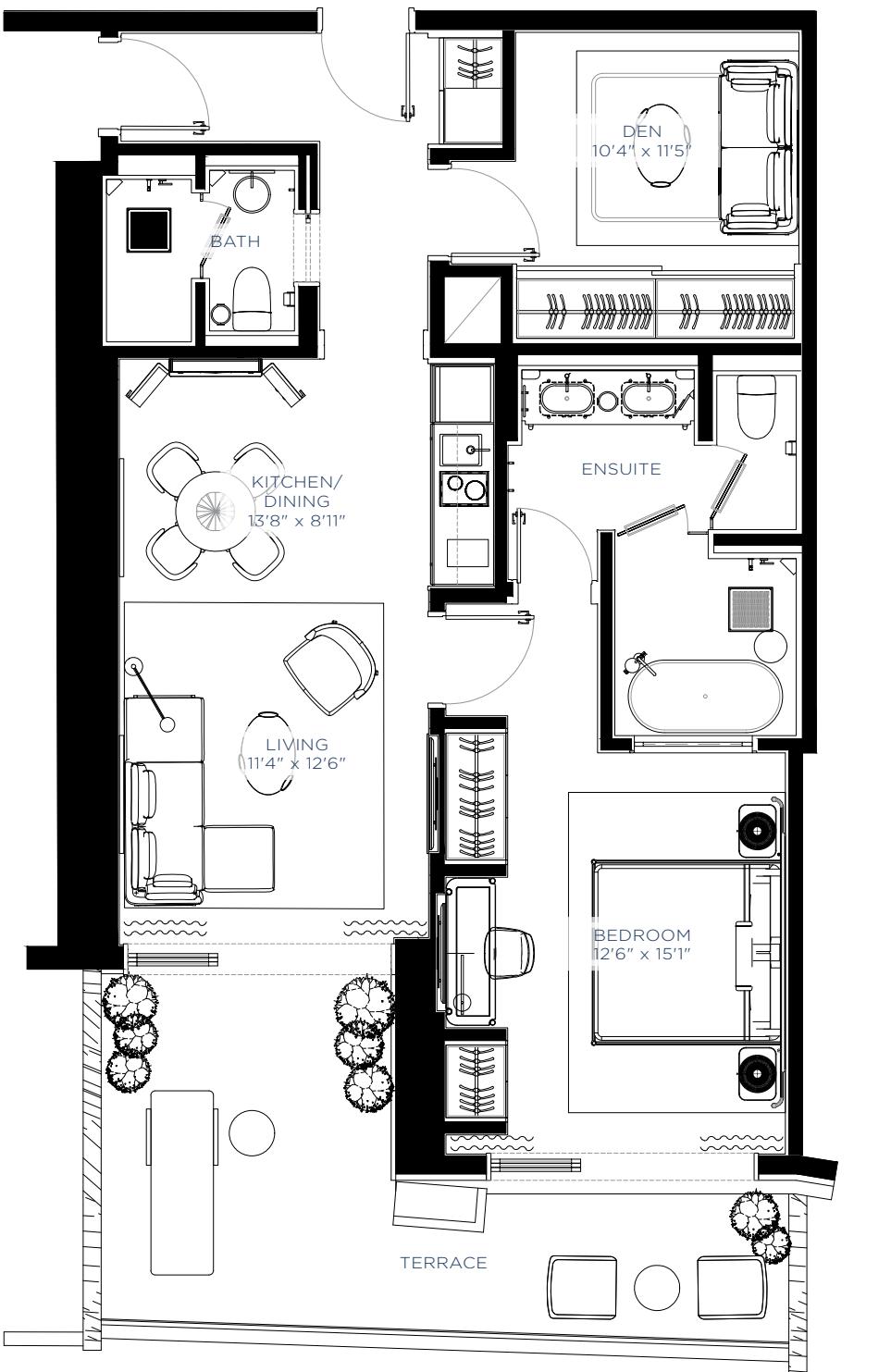


Natural materials like white washed oak, powder-coated metal, stone, coral, and travertine—many native to the island—are artfully layered to create a signature living experience in refined interiors that invites you to relax and unwind.

DAWN

1 BEDROOM + DEN

2 BATH



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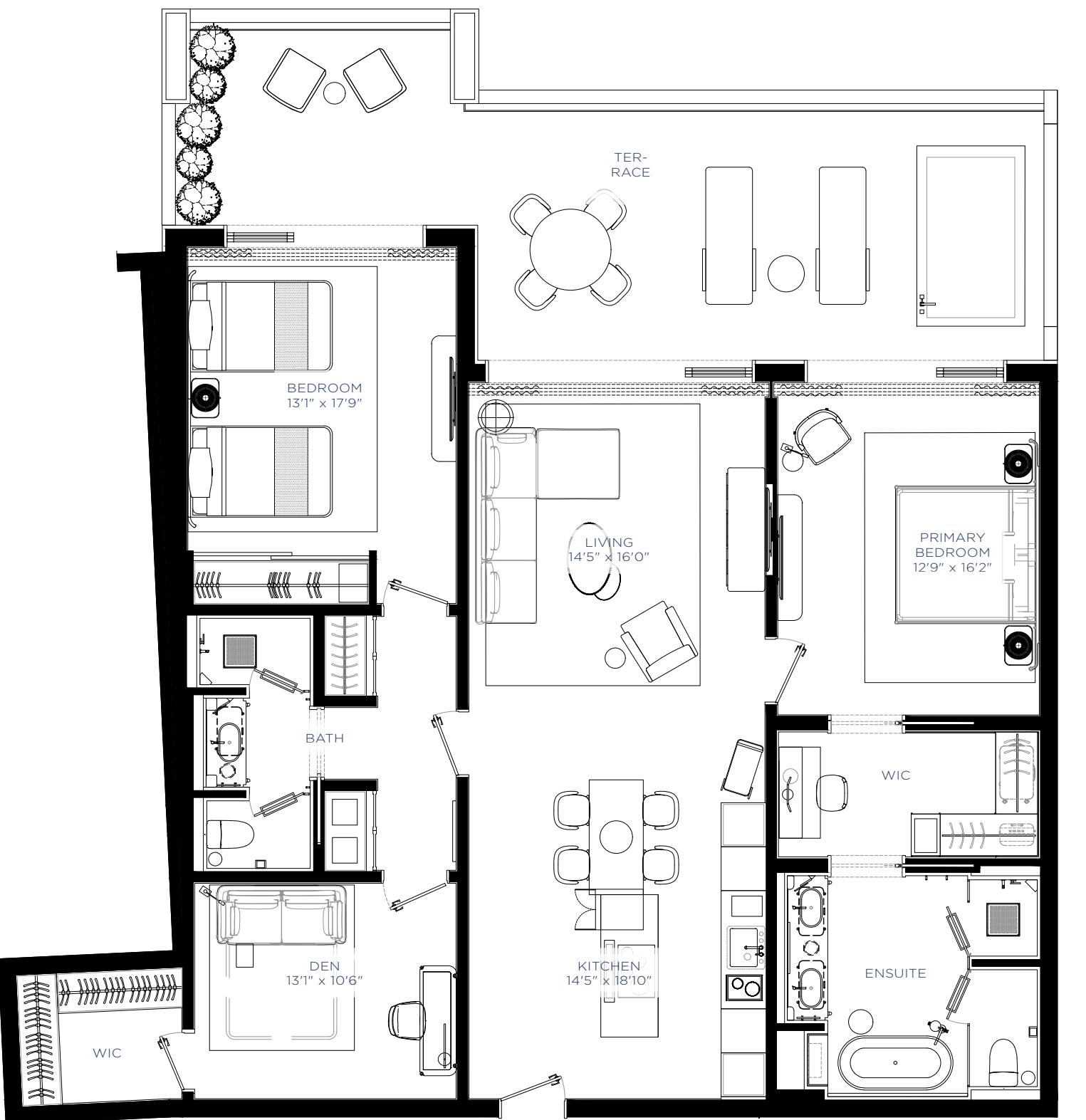


A choice of coral orange or oceanic blue accent the cream-white palette. Carved wood, hand-tufted rugs, and piping details add a refined touch, while a curated leather-panelled bespoke minibar and humidor elevate the guest experience with thoughtful hospitality. In every suite, the design exudes warmth and relaxed elegance, evoking a sense of refined living, while responding to island life. Discover residences that embrace all of life's nuances, from sunset cocktails to sandy feet, and every moment in between.

ROUGE

2 BEDROOM + DEN

2 BATH



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All residences are fully furnished, with a style that blends luxurious comfort and exquisite interior residential design. Comprehensive furniture packages feature everything you could wish for in your suite, carefully selected and tailored to suit each space and suite size. These curated packages ensure that every resident experiences the perfect blend of functionality and opulence, creating an elevated Caribbean experience.

FEATURES & FINISHES



GENERAL SUITE FEATURE (VILLAS)

- Ceiling height approximately 10'-0" throughout*‡;
- Approximately 12" contemporary baseboards throughout with 2" door casing*†;
- Custom furniture, designed by internationally renowned interior designer Studio Munge*†;
- Custom solid core entry door; complete with view hole for added security†;
- Matte white finish plumbing fixtures*†;
- Matte white finish hardware*†;
- Eggshell off-white paint finish for walls throughout; flat white paint finish for ceiling throughout*†;
- Suites with separate laundry custom millwork*†;
- Custom tile flooring pattern throughout*†;
- Custom color palette accent option for furniture (Coral/Blue scheme)*†;
- Custom ceiling light cove in living room and bedrooms*†‡;
- Tailor-made closet unit complete with wood slat sliding doors and sensory lighting*†;
- Expansive full-height sliding glass doors transition from the interior space to the outdoor space*†‡;
- Custom tile pattern flooring to continue to outdoor balcony/terrace flooring*†.

KITCHEN (SUITE UNITS) *†

- Contemporary kitchen pantry with signature details, custom-designed by Studio Munge*†;
- Corian countertop with backsplash in custom color*†;
- Single basin undermount sink, with single-lever pull-out faucet in matte white*†;
- Cantilevered shelf with halo lighting*†.

APPLIANCES *†

- Appliance package complete with 24" fridge/freezer, 15" induction cooktop and ductless hood fan*†;
- Stacked washer and dryer*†.

BATHROOMS

- Custom vanity design with mirror lighting, designed by Studio Munge*†;
- Mosaic tile floor*†;
- Custom light trough at shower room and toilet room*†;
- Rain shower fixture*†;
- Toilet room with night light*†;
- Makeup mirror*†;
- Custom towel rack*†;
- Undercounter accent lighting*†;
- Framed glass door at shower door and toilet room*†;
- Matte white finish faucet*†;
- Matte white stone vessel sink*†;
- Linear tile-in floor drain with metal trim all around*†;
- Oval shaped Corian freestanding tub in glacier white color*†.

MECHANICAL FEATURE

- Individually controlled seasonal central air conditioning and heating system*;
- Lighting with dimming switches*†‡;
- Recessed mounted down light in living room, bathroom, kitchen and bedrooms*†;
- In-suite smoke detector and water sprinkler system*.

* Where applicable and as per plan. † As per Vendor's preselected standard finish packages. ‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams. The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect. Vendor is not responsible for shade differences occurring from different dye lots or for variations including in color, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings. Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements. E. & O. E.

THE DEVELOPER



ALTREE



Altree Developments is one of Canada's most prominent and successful developers. Headquartered in Toronto, and specializing in all facets of real estate enterprise activities, Altree stems from a long line of multi-generational development companies including H&R Developments and Lanterra Developments. Altree was founded, and is owned by, Zev Mandelbaum, who is collaborating with his father, Mark Mandelbaum, Chairman of Lanterra Developments, in bringing The Setai St. Maarten to life. Together, they have brought to fruition many of Toronto's landmark buildings including Maple Leaf Square, Ice and many others.

Zev is proud to partner with Doug and Evan Skrepnek of Skrepnek Investments and Intellect Capital Corp. The Skrepneks manage a wide range of significant business interests in Canada and internationally, including participation in many prominent real estate projects. Doug and Evan participate in many of Altree's projects and their active participation in The Setai St. Maarten provides great value in the areas of construction, marketing, and design.



ALESSANDRO MUNGE

FOUNDER - CREATIVE DIRECTOR / STUDIO MUNGE

Never resting upon his global acclaim, Alessandro Munge, Founder and Creative Director of Studio Munge, leads his teams in Miami and Toronto, fostering a culture of curiosity and problem-solving by listening, questioning, and encouraging authenticity through signature narratives. As an architect of experiences, focused on bringing forth equally inspiring and successful creative expressions, Alessandro artfully blends architecture, landscape, interior, and product design disciplines in developing expertly crafted furniture pieces, prestigious 5-star hotels and luxury residences that embody design excellence.

FERNANDO ARTEAGA

REGIONAL DESIGN DIRECTOR, HOSPITALITY
PRINCIPAL / HKS

Fernando Arteaga brings 30 years of design and development experience, honed through a variety of landmark hospitality projects across the globe. In addition to his expertise in resort master planning, five-star hotel design, branded residences, F&B entertainment services, and luxury retail, Fernando delivers an incomparable understanding of project viability and profitability for mixed use buildings and commercial developments. Throughout his career, Fernando has collaborated with the world's top hotel operators, international developers, Fortune 500 companies, and A-list celebrities. His innovative designs underpin some of the leading hospitality sites in the world.



STEPHANE ZAHARIA

PRINCIPAL / LUXURY HOTEL ADVISORS

Luxury Hotel Advisors is a hospitality consulting and asset management firm specializing in independent hotels. The company works with hotel owners and investors, guiding them through the best course of action as it relates to hospitality assets.

Principals, Stephane Zaharia, Eric Prevette, Teresa Holden and Carlos Lopes, each have over 20 years of experience, and have served in leadership positions with iconic luxury brands such as Four Seasons, Rosewood Hotels, St. Regis, and W Hotels. In addition to US properties, the team has been involved in several luxury Caribbean assets and maintains an office on Anguilla.

The LHA team has worked with some of the most exceptional properties in the world including Cap Juluca and CuisinArt Resort on Anguilla, Grand Hotel du Cap Ferrat on the French Riviera, Hotel Bel-Air in Los Angeles, and the Grand Wailea in Hawaii.

LHA's knowledge of the hospitality industry is broad and deep, covering all aspects from operations to marketing. They are a key partner, able to advise independent hotels on resources and best practices for every part of the operation, as well as providing guidance on all areas of sales and marketing.

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