

A PLACE TO CALL YOUR OWN IN ST. MAARTEN



A L T R E E



THE LEADING HOTELS
OF THE WORLD®

STUDIO
MUNGE

HKS



DUCCASSE
PARIS

DISCOVER THE ESSENCE OF ST. MAARTEN

Where sea and landscape exist in quiet balance, St. Maarten unfolds as a place of contrast and ease that is shaped by light, water, and a rhythm all its own.

- Sunsets that mark the passing of the day
- A dining culture influenced by both French and Caribbean traditions
- A rare balance of sophistication and authenticity
- Moments of exploration, followed by unhurried calm



THE SETAI, ST. MAARTEN – INDIGO BAY

EFFORTLESS ACCESS FROM GLOBAL GETAWAYS

Air Access

Toronto	4h30m
Montreal	4h45m
New York	4h00m
Miami	3h00m
San Francisco (1 Stop)	9h30m
London (1 Stop)	11h50m
Paris	9h00m
Amsterdam	9h15m

Land Access (Car)

Princess Juliana	13m
International Airport	



WESTJET 

 **AIR CANADA**

AIRFRANCE 

American Airlines 

 **transat**

 **BRITISH
AIRWAYS**

 **KLM**

 **DELTA**

jetBlue






UNITED 

THIRTY-SEVEN BEACHES, ENDLESS POSSIBILITIES

Attractions

- A** Fort St. Louis
- B** Pic Paradis
- C** Boundary Monument
- D** St. Maarten Zoo
- E** Fort Willem
- F** Fort Amsterdam

Symbols

-  Airport
-  Marina
-  Dive Site
-  Golf
-  Snorkeling

Beaches

- | | | |
|-------------------|----------------------|----------------------|
| 1 Illet de Pinel | 9 Little Bay Beach | 17 Baie aux Prunes |
| 2 Petite Clef | 10 Pelican Key | 18 Baie Rouge |
| 3 Orient Beach | 11 Simpson Bay Beach | 19 Bair Nettle |
| 4 Le Galion Beach | 12 Burgeaux Beach | 20 Friar's Bay Beach |
| 5 Coralita Beach | 13 Maho Beach | 21 Happy Bay Beach |
| 6 Dawn Beach | 14 Mullet Bay Beach | 22 Baie Grand Case |
| 7 Guana Bay Beach | 15 Cupecoy Beach | 23 Petite Plage |
| 8 Great Bay Beach | 16 Baie Lounge | 24 Anse Marcel |



A RARE ISLAND OPPORTUNITY

High Demand

- +25% growth in booking demand
- International travel has doubled
- +1.5M cruise ship passengers visited St. Maarten in 2025

Limited Keys

- Only 1 five star hotel on the island
- Hotel keys at 50% of pre-hurricane levels
- One of the lowest number of keys in the Caribbean

St. Maarten's Current Hotels

① Coral Beach Club



② JW Marriott



③ Sonesta Maho Resort



④ Belmond La Samanna





THE SETAI, ST. MAARTEN

AN ENDURING ESCAPE



A THE RESORT

Hotel Suites

- 52 Junior Suites
- 10 Executive Suites
- 1 Governor Suite

Condo Rental Suites

- 64 Junior Suites
- 58 Executive Suites
- 20 Deluxe Suite

B THE RESIDENCES

- 60 Deluxe Suites
- 3 Villas
- 12 Condos

A LIFESTYLE REVEALED

THE SETAI, ST. MAARTEN EXPERIENCE MAP

- 1 Vehicular Entry - Arrival
- 2 Lobby Lounge Terrace
- 3 Signature Restaurant
- 4 Main Swimming Pool
- 5 Spa & Wellness
- 6 Pool Cabanas
- 7 All-Day Restaurant
- 8 Pool Bar
- 9 Function Lawn
- 10 Back-of-House
- 11 Pier
- 12 Conservation Area





YOUR
RESORT
EXPERIENCE



THE SETAI, ST. MAARTEN – PINEL SUITE















THE SETAI, ST. MAARTEN – YOGA IN THE NATURE RESERVE



THE SETAI, ST. MAARTEN – SAUNA







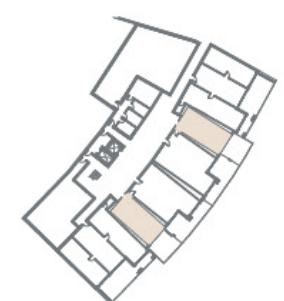
PINEL

1 BEDROOM

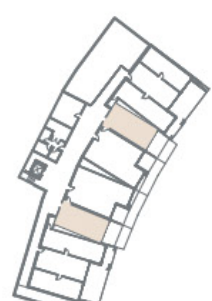
Interior: 570 sq.ft.

Exterior: 100 sq.ft.

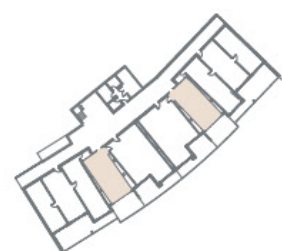
Total: 670 sq.ft.



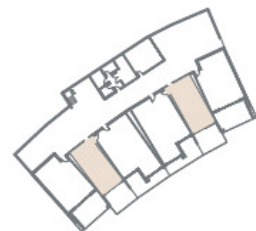
KINGFISHER (M1)
FLOORS: 4



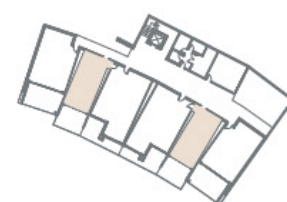
TANAGER (M2)
FLOORS: 4



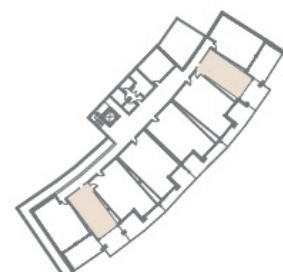
WILLET (M3)
FLOORS: 2



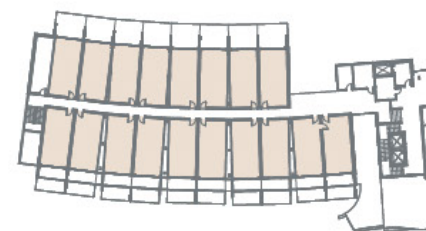
SANDPIPER (M4)
FLOORS: 2



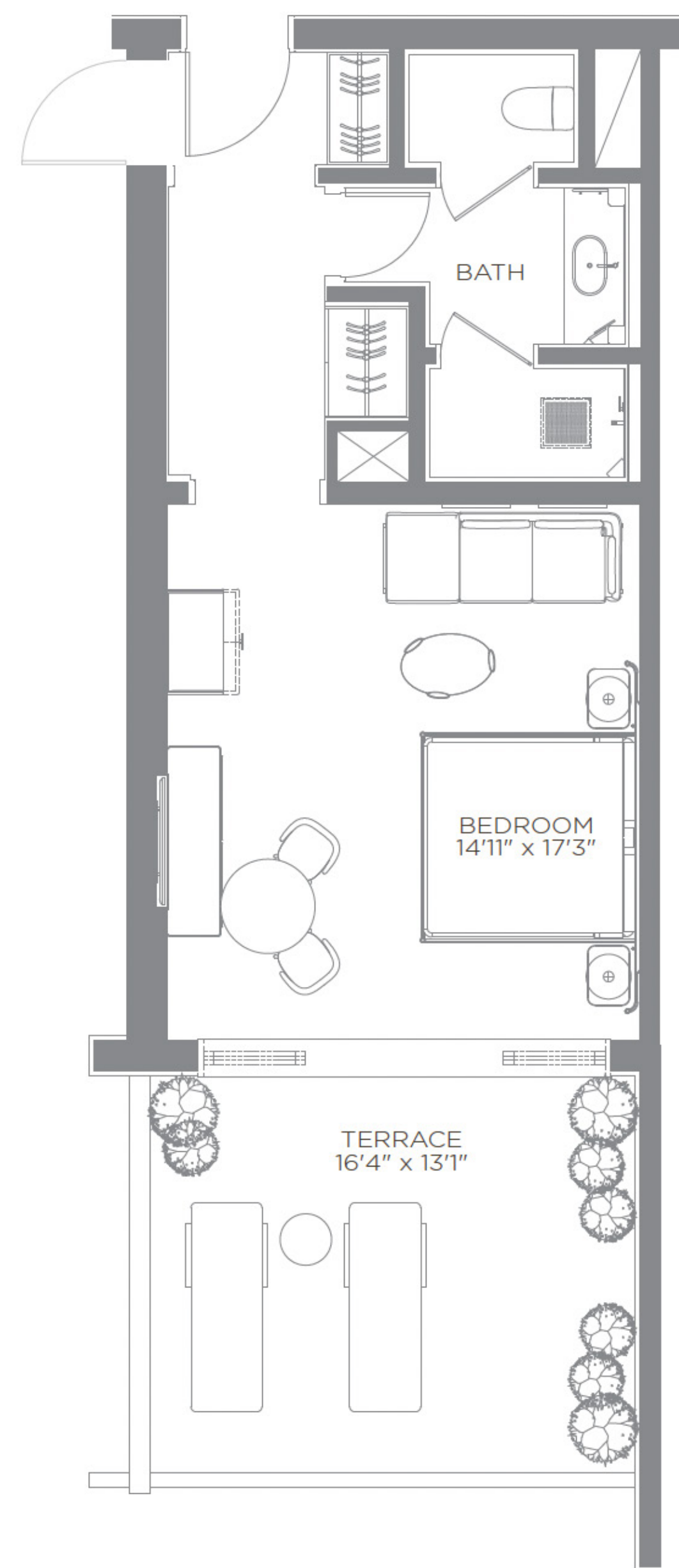
OSPREY (M5)
FLOORS: 3



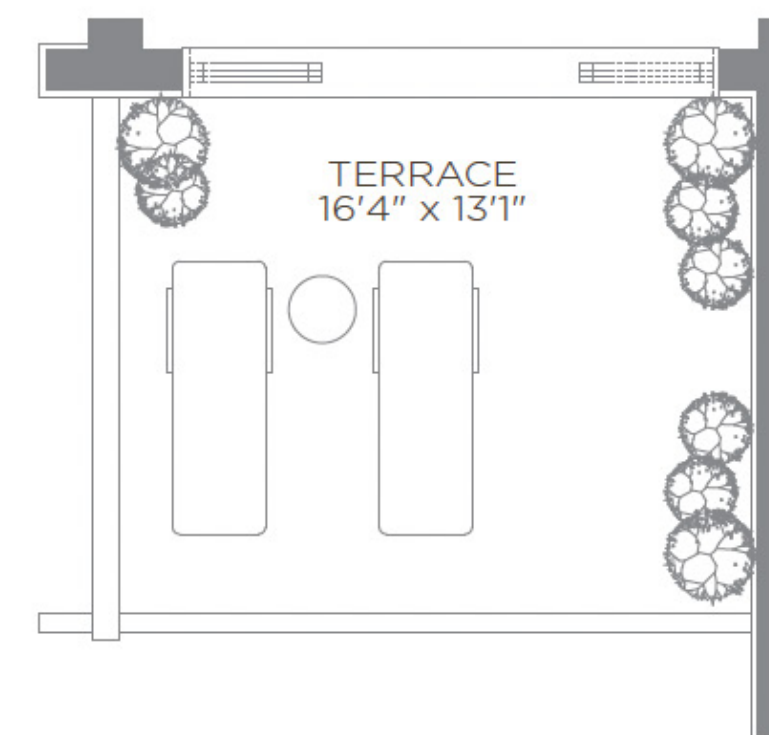
VIRIO (M6)
FLOORS: 3



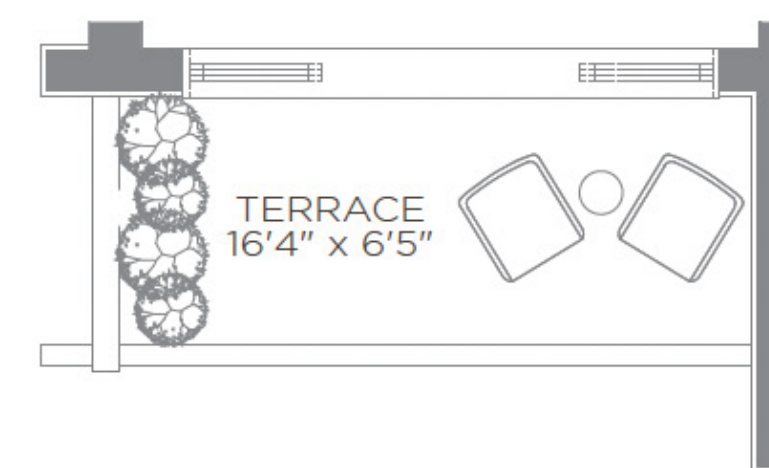
MARTIN (M7)
FLOORS: 2



Penthouse



Garden



Standard





THE SETAI, ST. MAARTEN - PINEL SUITE



ORIENT

1 BEDROOM

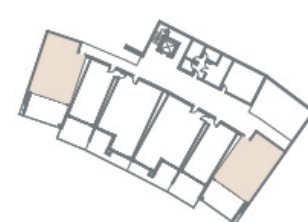
Interior: 839 sq.ft.

Exterior: 200 sq.ft.

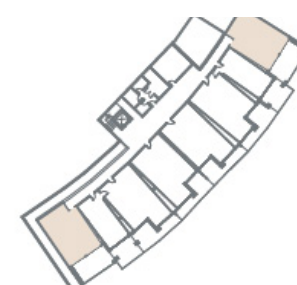
Total: 1,039 sq.ft.



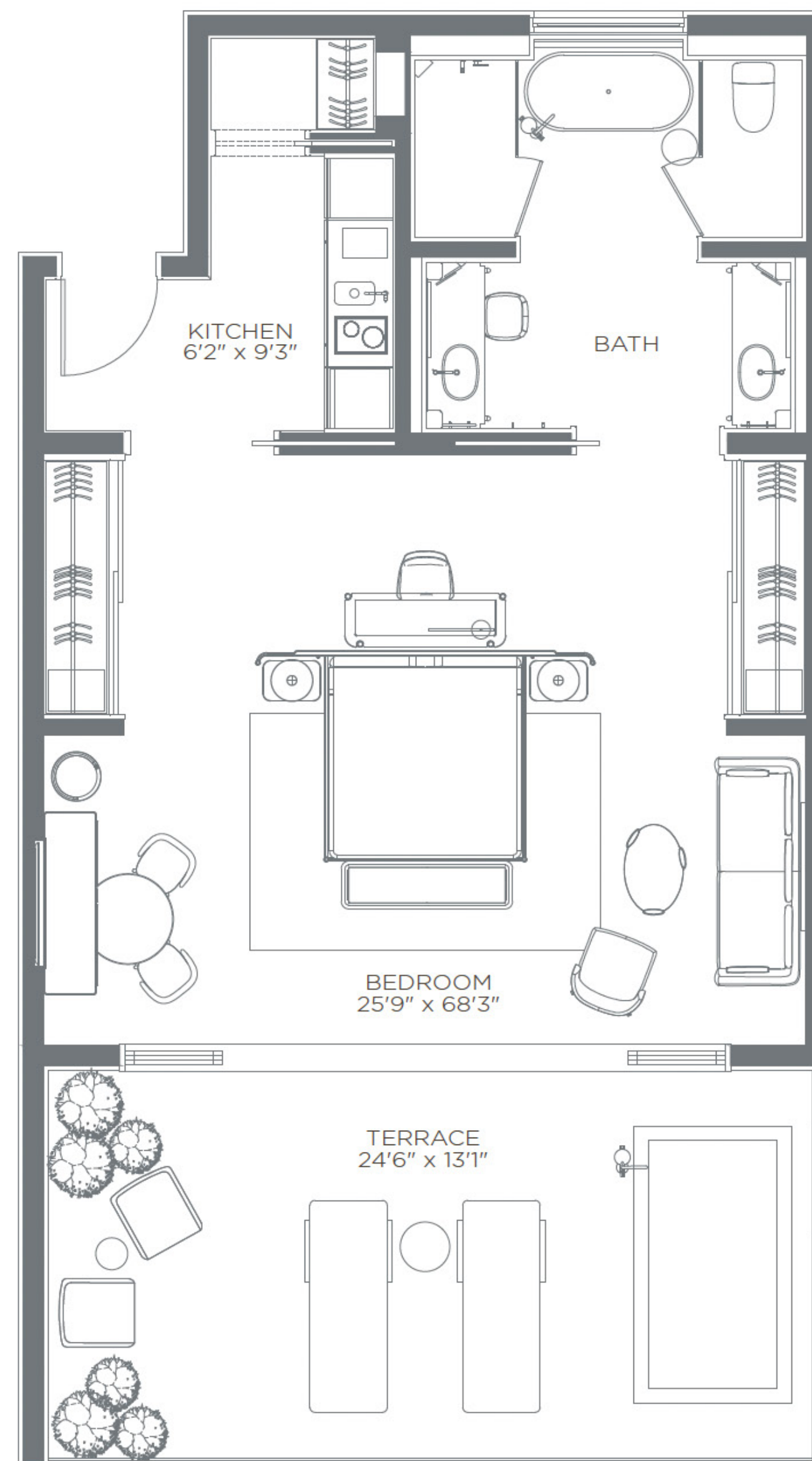
SANDPIPER (M4)
FLOORS: 2



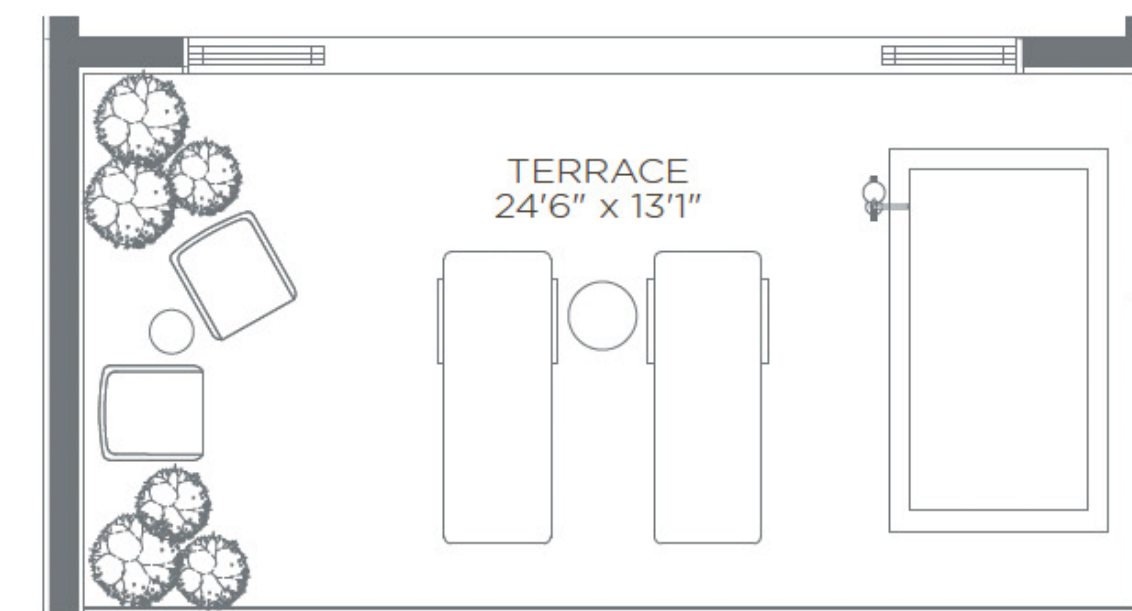
OSPREY (M5)
FLOORS: 3



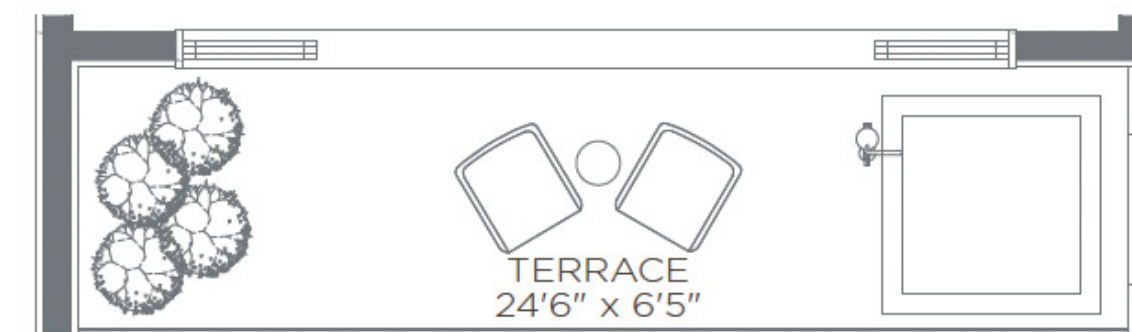
VIRIO (M6)
FLOORS: 3



Penthouse



Garden



Standard



THE SETAI, ST. MAARTEN – ORIENT SUITE







DAWN

1 BEDROOM + DEN

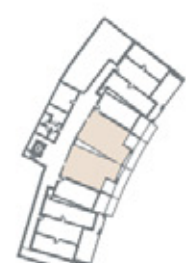
Interior: 1,011 sq.ft.

Exterior: 100 sq.ft.

Total: 1,111 sq.ft.



KINGFISHER (M1)



TANAGER (M2)



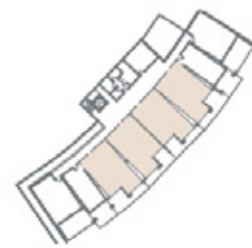
WILLET (M3)



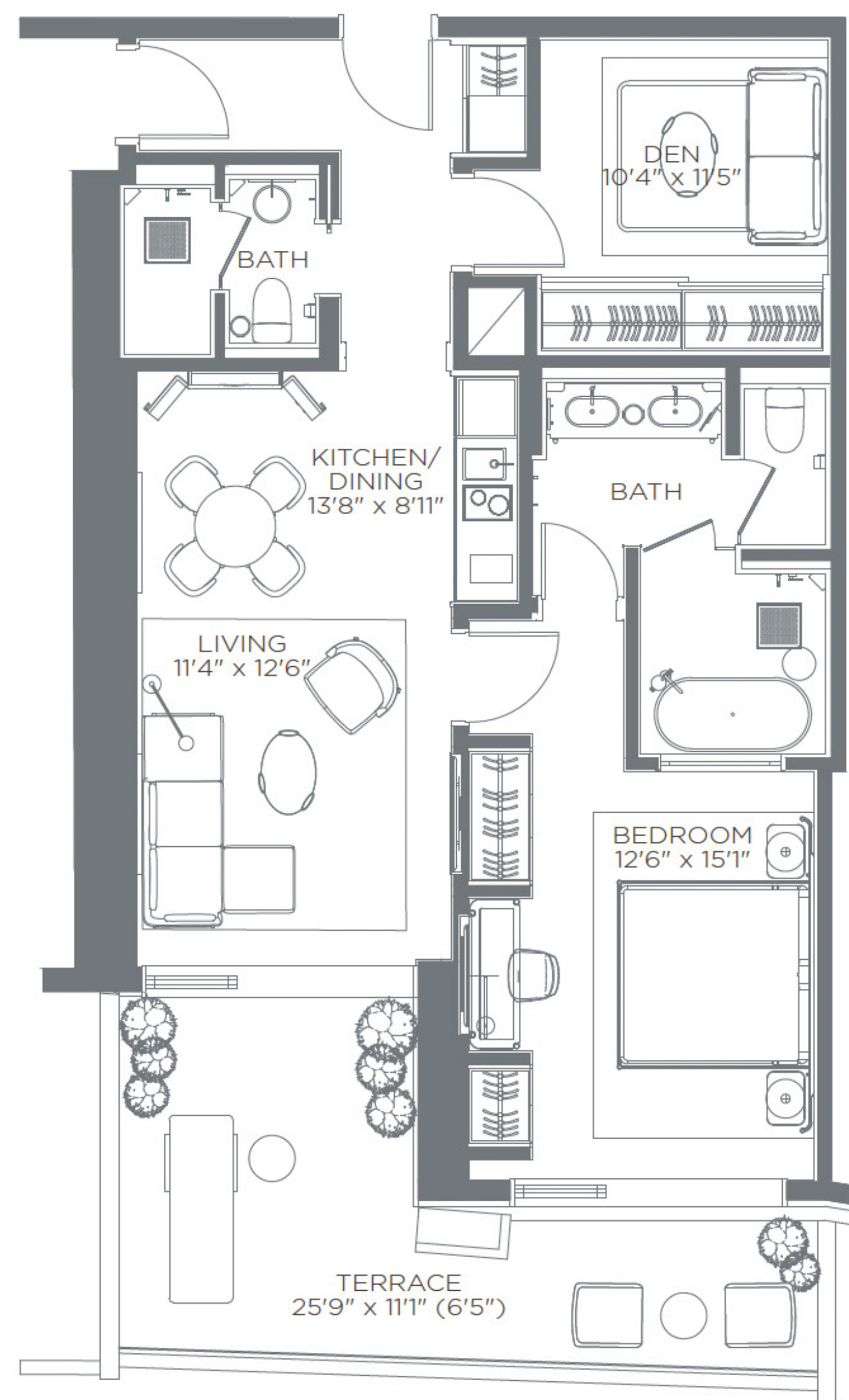
SANDPIPER (M4)



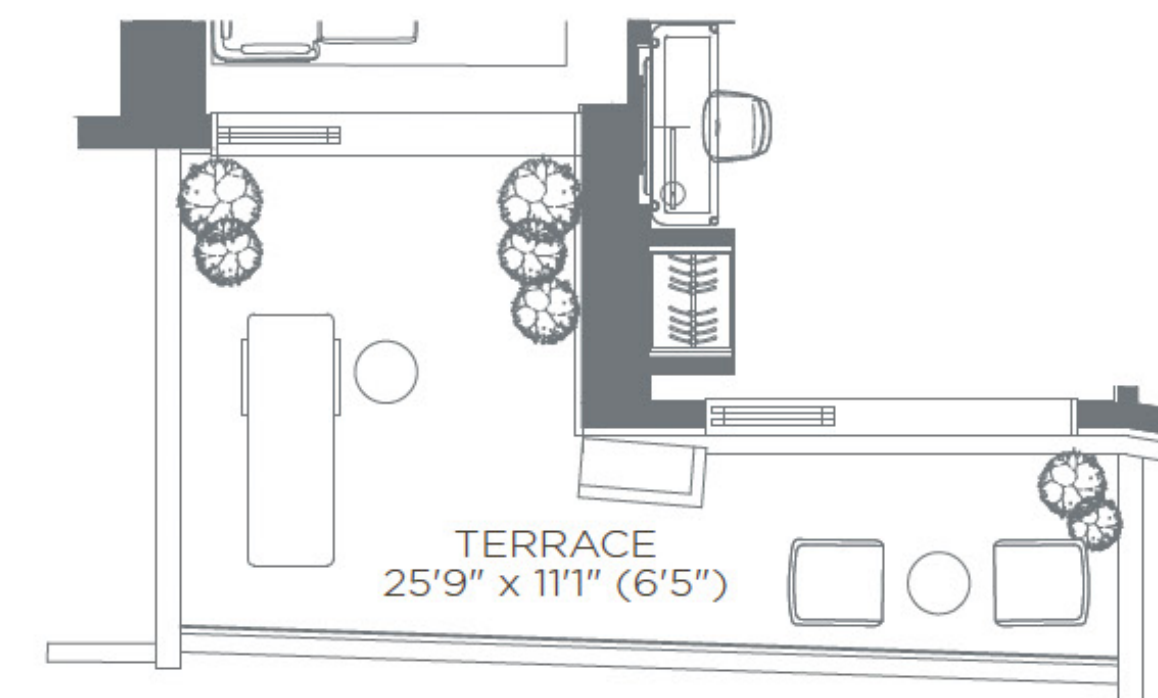
OSPREY (M5)



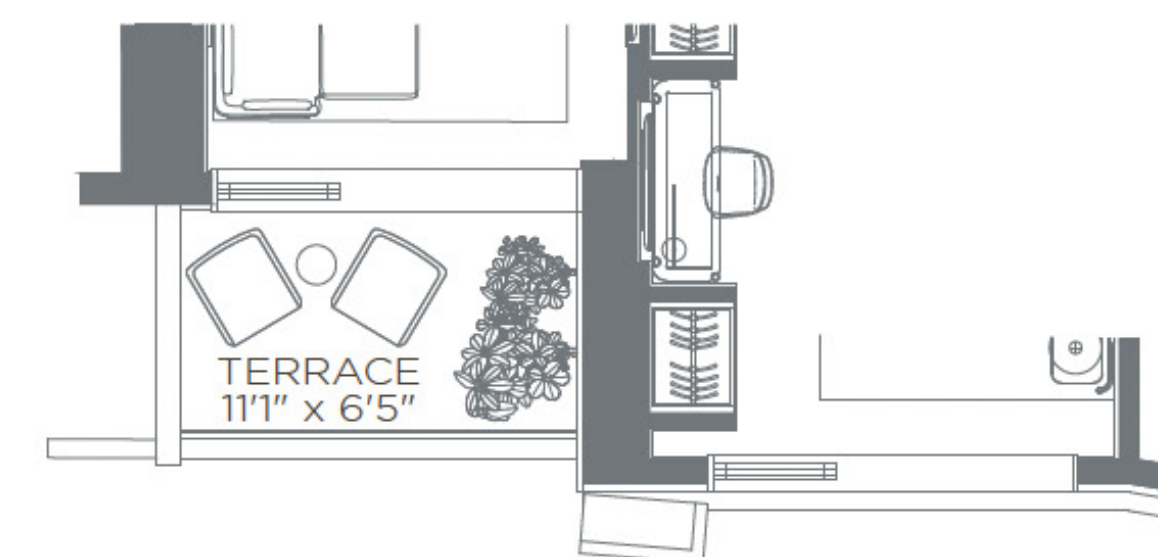
VIRIO (M6)



Penthouse



Garden



Standard





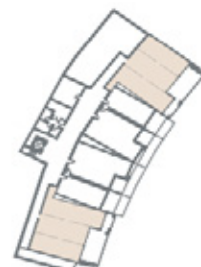
THE SETAI
ST. MAARTEN

ROUGE
2 BEDROOM + DEN

Interior: 1,722 sq.ft.
Exterior: 200 sq.ft.
Total: 1,922 sq.ft.



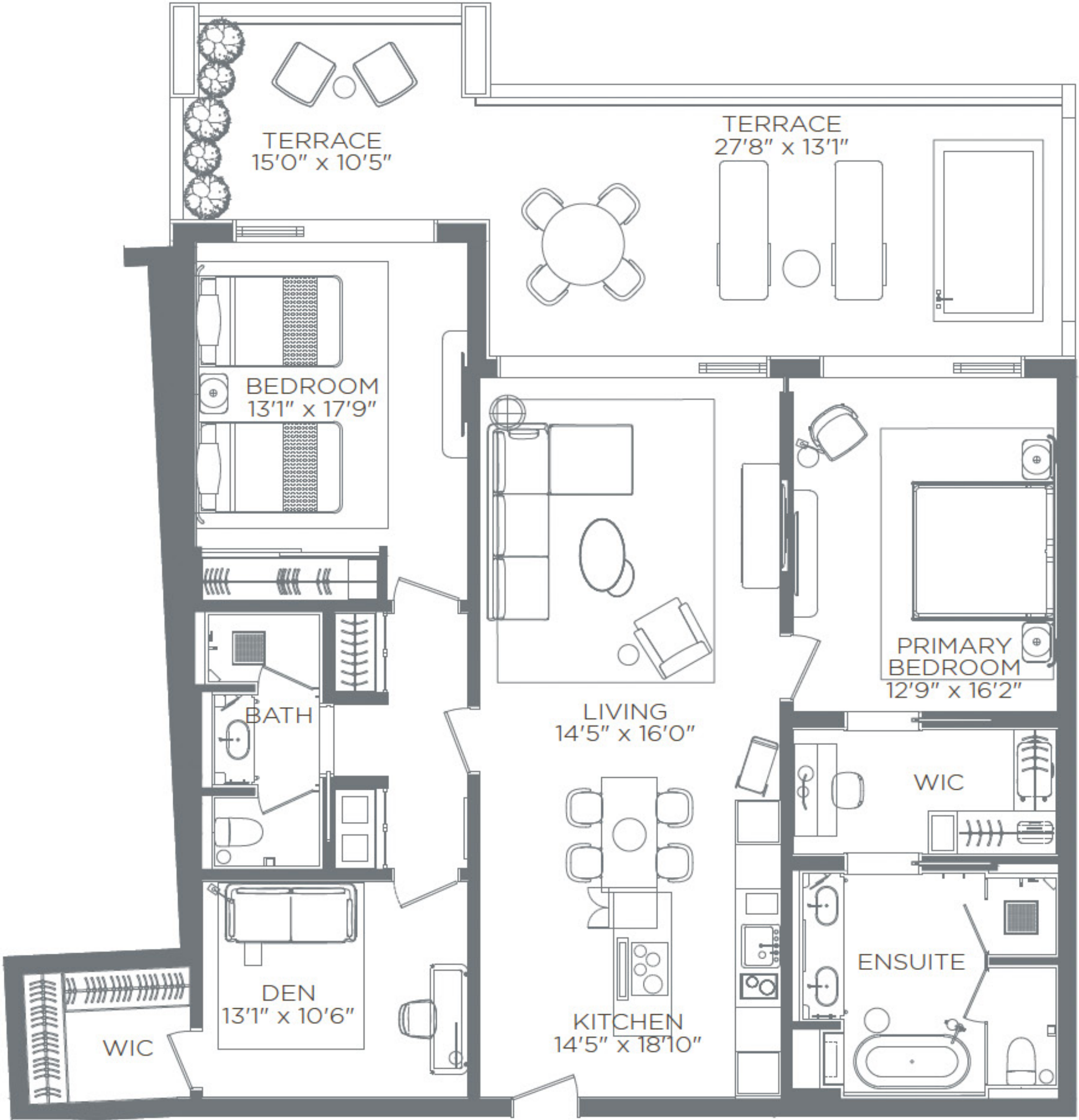
KINGFISHER (M1)
FLOORS: 4



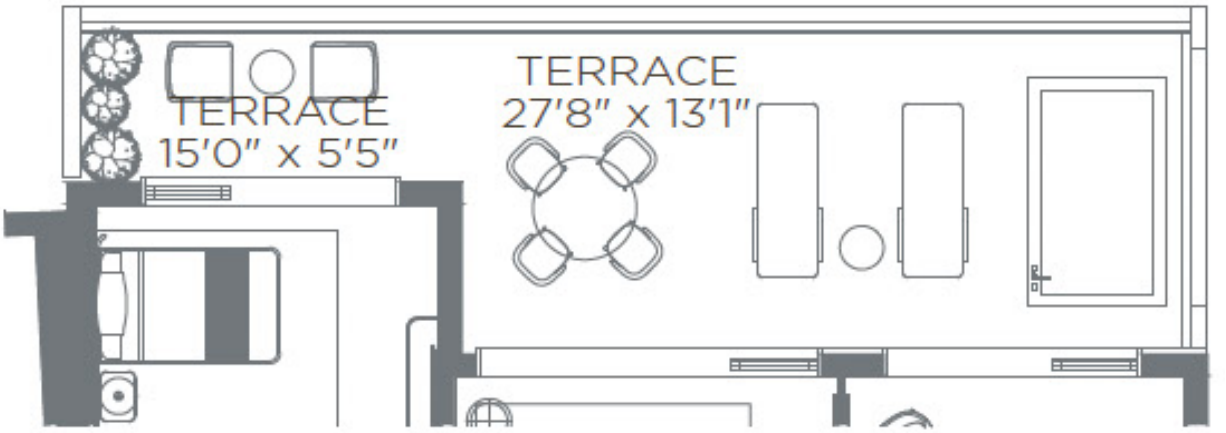
TANAGER (M2)
FLOORS: 4



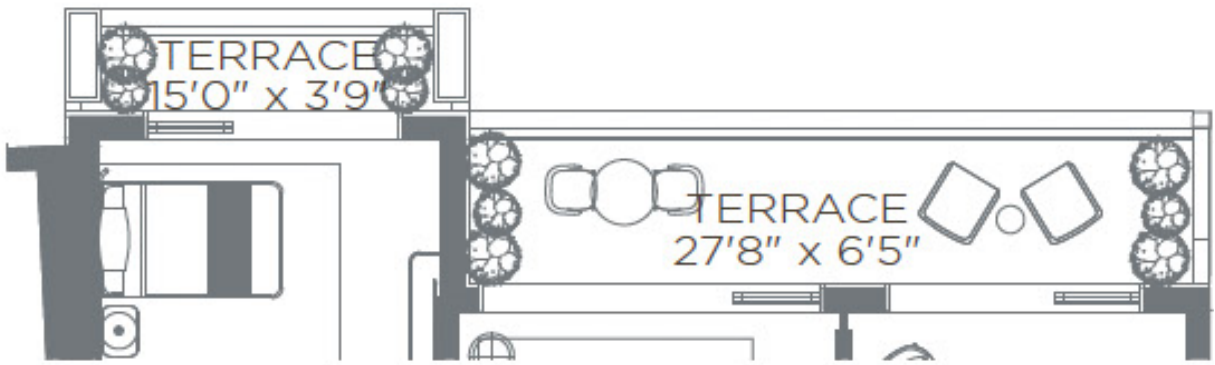
WILLET (M3)
FLOORS: 2



Penthouse



Garden



Standard





A CONSIDERED ENTRY POINT

A rare opportunity to own within an established luxury platform, thoughtfully positioned within its peer set. Within the landscape of branded beachfront residences, The Setai, St. Maarten stands among a select group of globally recognized luxury hotel residences comparable in scale, brand alignment, target markets, and amenity offering.

Yet, The Setai, St. Maarten is distinguished by its considered positioning. Pricing is intentionally set to offer compelling value relative to similar properties in the region thus allowing owners to enter a globally respected hospitality brand at a more accessible threshold, without compromise in design, service, or setting.



THE SETAI, ST. MAARTEN
\$1,350 per sq.ft.



FOUR SEASON ANGUILLA
\$1,600 per sq.ft.



AUBERGE LOS CABOS
\$1,750 per sq.ft.



KIMPTON SEAFIRE
\$1,850 per sq.ft.



WALDORF COSTA RICA
\$1,900 per sq.ft.



GOLDWYNN BAHAMAS
\$1,900 per sq.ft.

AMONG THE CARIBBEAN’S LEADING RESORTS

OPERATING COMPETITIVE SET (ADR)

The Setai, St. Maarten is on track to achieve ADR in line with the following five star resorts in the Caribbean.



COMPETITIVE SET

2024 ADR: \$1,908

2025 YTD ADR: \$2,368

THE SETAI, ST. MAARTEN

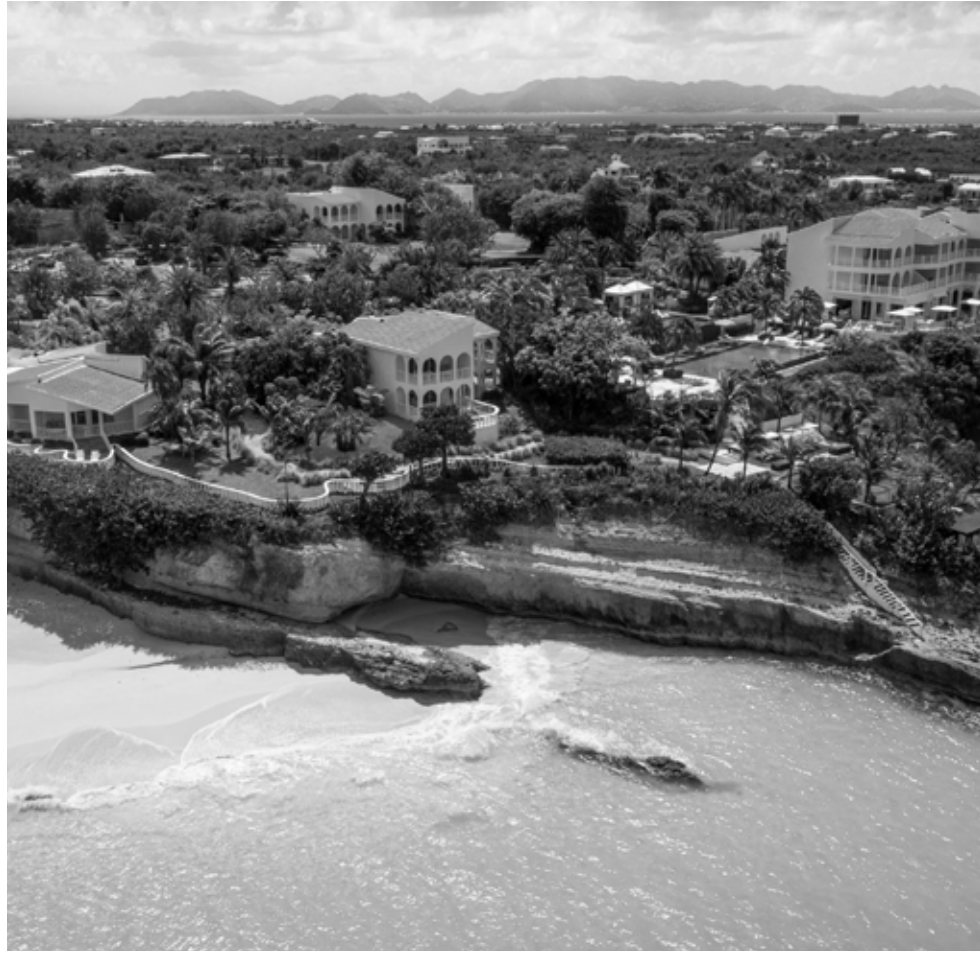
Stabilized ADR: \$1,437



WYMARA RESORT & VILLAS
Turks & Caicos
102 Keys



FOUR SEASONS
Anguilla
181 Keys



MALLIOUHANA
Anguilla
63 Keys



CAP JULUCA
Anguilla
113 Keys



LA SAMANNA
Saint Martin
84 Keys



SANDY LANE HOTEL
St. James, Barbados
114 Keys

SEAMLESS OWNERSHIP

LEADING HOTELS OF THE WORLD

The luxury residences at The Setai, St. Maarten are serviced by the same hospitality team that runs the hotel, ensuring consistent standards across private residences and guest suites. All housekeeping, repairs, utilities, and security are handled on-site.

Residences are treated as part of the operating inventory, with back-end systems in place to monitor usage, revenue, and maintenance. The result is a functioning asset that doesn't need outside administration.

A TURNKEY EXPERIENCE

Every residence is delivered turnkey, down to the furniture and lighting.



YOUR VISION, REALIZED

From stone pathways to gently layered rooflines, The Setai, St. Maarten is designed to rest lightly on the land. Buildings remain low and considered. Materials are drawn from local sources. The natural pace of the island sets the rhythm for daily life.

A 30,000-square-foot spa invites restoration. A private dock offers discreet arrival. The atmosphere remains calm, composed, and intentionally quiet. What emerges is a place that asks little, yet gives generously through space, ease, and a lasting sense of retreat..





THE SETAI
ST. MAARTEN