

BRING *Life* TO LIFE



VIE L'VEN

ST. MAARTEN

Luxury Resort and Residences

COMING FEBRUARY 2024

SNEAK PEEK



FRENCH

vie

NOUN

life

DUTCH

leven

VERB

to live

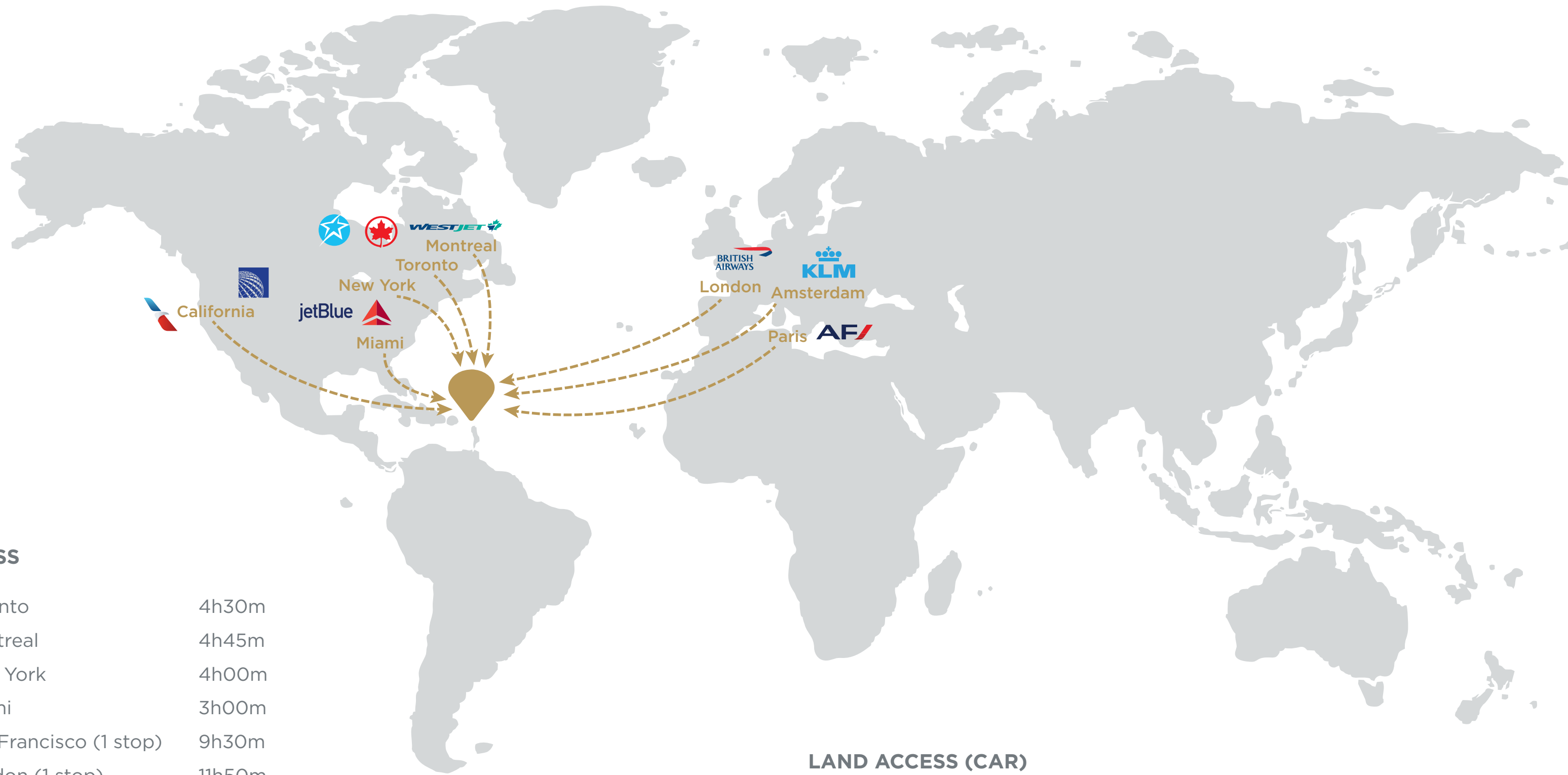
Our name, Vie L'Ven captures the essence of our vision. As the project develops and evolves, the creation of the name begins the legend. A couple of the members of the development team decided to have lunch at Kalatua on Mullet Bay beach on one fine Saturday afternoon. As the sun was settling in the horizon, they met a French couple and, over cocktails, discussed their attraction to St Maarten. "It is full of life - Vie in French". Soon other guests gathered and a family from the Netherlands appeared, "We, too, find the island embracing life to its fullest. That's why we come again and again. We call it Leven in Dutch...". Vie L'ven

That's how our story begins...











ST. MAARTEN'S CONNECTIVITY



St. Maarten benefits from its ideal location relative to major cities around the world, with multiple direct flights daily to the island.



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 International Airport	13m
	Philipsburg	12m

TRAVEL FROM ST. MAARTEN

Many travellers take advantage of St. Maarten's natural safe-haven for luxury boats as well as the ease of accessibility for private jets.

With the island's close proximity to neighbouring Anguilla and Saint Barths in the Anguilla Bank, travellers are required to use St. Maarten as a place to land their jets or dock their boats before heading to their ultimate destination.

By offering these travellers a Five-Star luxury experience that can be used as their base, St. Maarten will transform from "stop-and-go" to a world-class "stop-and-stay" destination.



MAP OF ST. MAARTEN

ATTRACTIONS

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

SYMBOLS

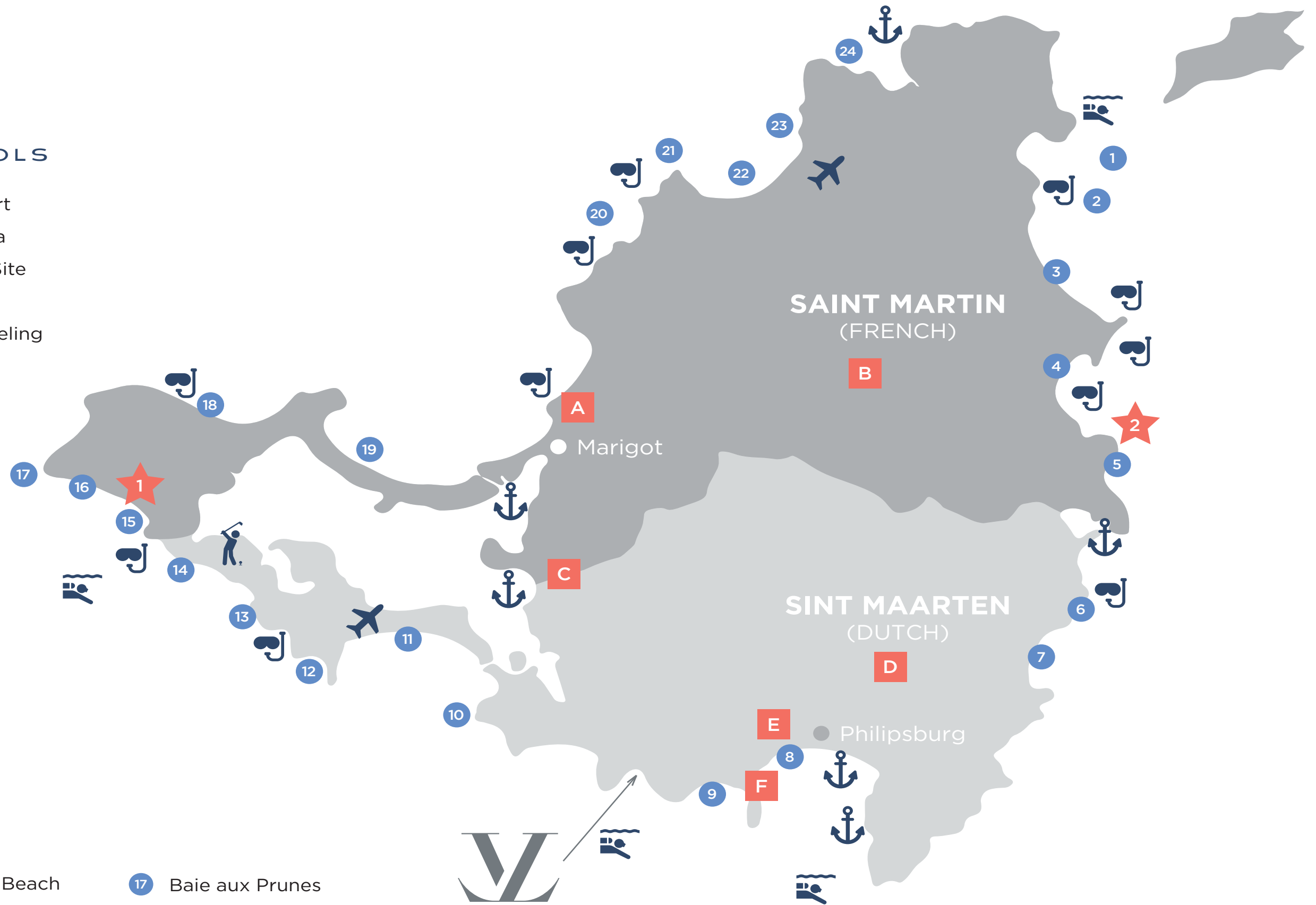
- Airport
- Marina
- Dive Site
- Golf
- Snorkeling

St. Maarten is an island of luxury, housing luxury yachts and acting as a destination for private jets, yet there are only two five-star hotels on the island

- ★ 1 Belmond La Samanna
- ★ 2 Coral Beach Club

BEACHES

- | | | |
|---|--|--|
| 1 Îlet 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 |



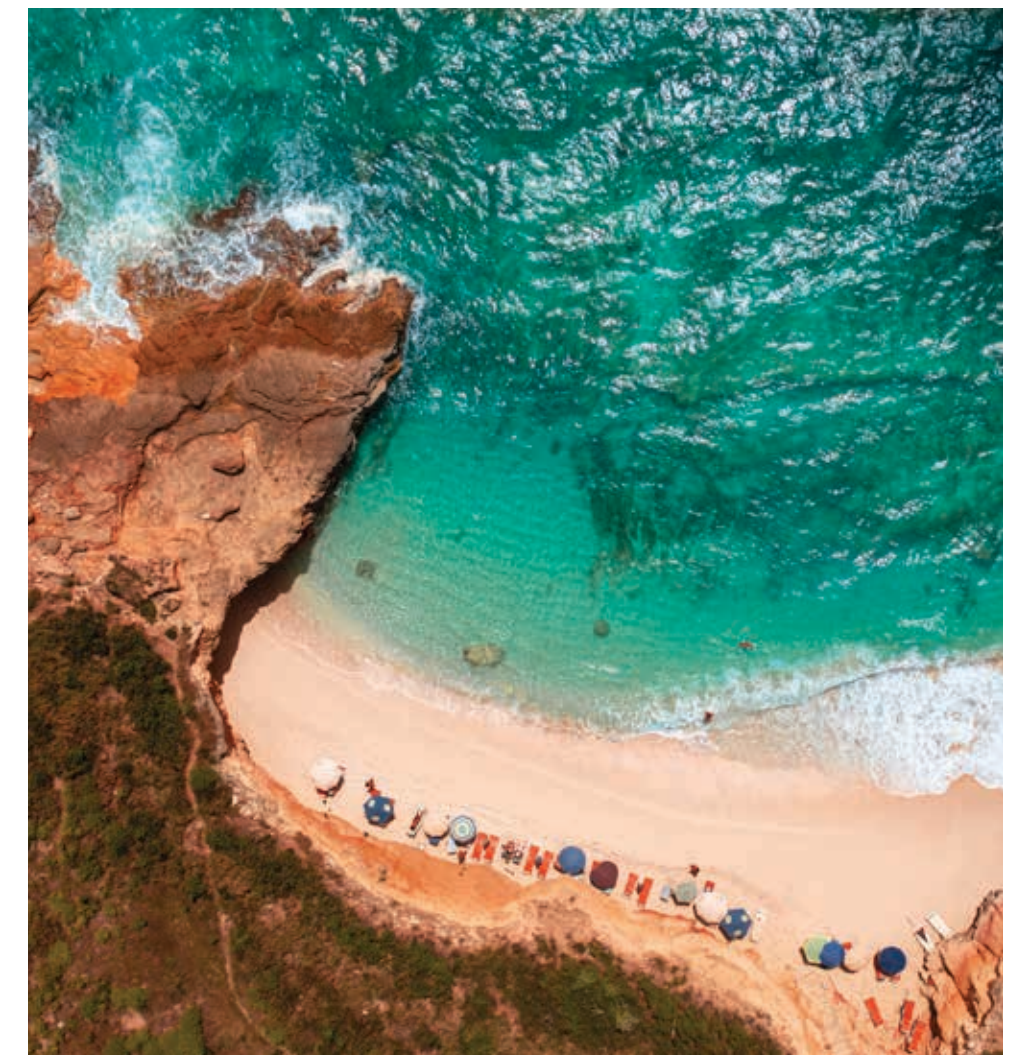
The architects and designers of Vie L'Ven have been inspired by the duality of cultures gracing the Island of St Maarten. Both Dutch and French design influences permeate the architectural and interior design features of every glorious suite and fabulous amenity throughout the resort.

THE PERFECT OASIS

Immerse yourself in the captivating beauty of St. Maarten, the idyllic Caribbean destination. With its year-round sunshine, pristine beaches, and vibrant culture, St. Maarten offers the perfect backdrop for a life of unparalleled living or an extraordinary vacation. Experience a seamless blend of refined elegance, opulent amenities, and warm hospitality as you indulge in the ultimate luxury experience at Vie L'Ven.

Discover the allure of St. Maarten, where turquoise waters and lush landscapes create an enchanting oasis. Whether you're seeking relaxation or adventure, St. Maarten caters to every desire. From the captivating sunsets to the fusion of flavors and vibrant atmosphere, St. Maarten sets the stage for an extraordinary journey that embodies the essence of luxury and authenticity.

Embrace the Caribbean dream, where refined indulgence and unforgettable memories await in this perfect island oasis.



ST. MAARTEN'S MARINAS

St. Maarten is one of the Caribbean's premier yachting destinations, hosting some of the most luxurious vessels in the world, with over 10 marinas for boats of all sizes.

The Simpson Bay Lagoon is one of the largest inland lagoon in the Caribbean. The calm waters of the vast enclosed area is a safe harbour for vessels seeking repairs, supplies, and hurricane protection.

The annual Heineken Regatta and other nautical events bring yachting lovers from all over the Caribbean.







HOSPITALITY IN ST. MAARTEN

Tourism in St. Maarten is projected to grow rapidly throughout 2023 and beyond

+25% growth in booking demand for travel to St. Maarten in Summer 2023 on Expedia compared to 2021

International travel has doubled from January 2022 to January 2023, with the Caribbean a top-destination

The Caribbean had one of the quickest recovery rates post Covid-19, with 28.3 million tourists in 2022 and **St. Maarten's travel demand has surpassed pre-pandemic numbers**

+1M cruise ship passengers visited St. Maarten from November 2022 to April 2023, with St. Maarten projected to be a top departure port for major cruise lines in the coming years

Hotel keys remain low on the island while tourism numbers continue to increase

St. Maarten is an island of luxury, housing luxury yachts and acting as a destination for private jets - **yet there are only two five-star hotels on the island.**

Hotel Inventory has not recovered post Hurricane Irma, with **available keys half of what they were pre-hurricane levels.**

St. Maarten has **one of the lowest number of keys under construction in the region**, trailing that of neighbouring Antigua, Barbuda, St. Barths, Anguilla.





BRING *leisure* TO LIFE





















A LIFE OF LUXURY

World class is a level of luxury synonymous with Vie L'Ven. Set on miles of pristine beach front, tucked into a conservation area - as the epitome of an oasis for pleasure, the resort experience indulges its guests in both ambiance and experiences.

Inspired by a quality of life, amenities include three pools, boat access, gourmet restaurants, beachfront watersports, a world class thermal spa, 24-hour concierge, and many more.







BRING *escape* TO LIFE











VIE L'VEN

ST. MAARTEN

VIE L'VEN





MASTER PLAN

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. Reserve
13. Restaurant
14. Public Parking
15. Pet's Park
16. Kneipp Walk & Walking Meditation
17. Aromatic Garden
18. Bird Sanctuary / Butterfly Garden
19. Platforms for Yoga and Meditation

BRING *luxury* TO LIFE





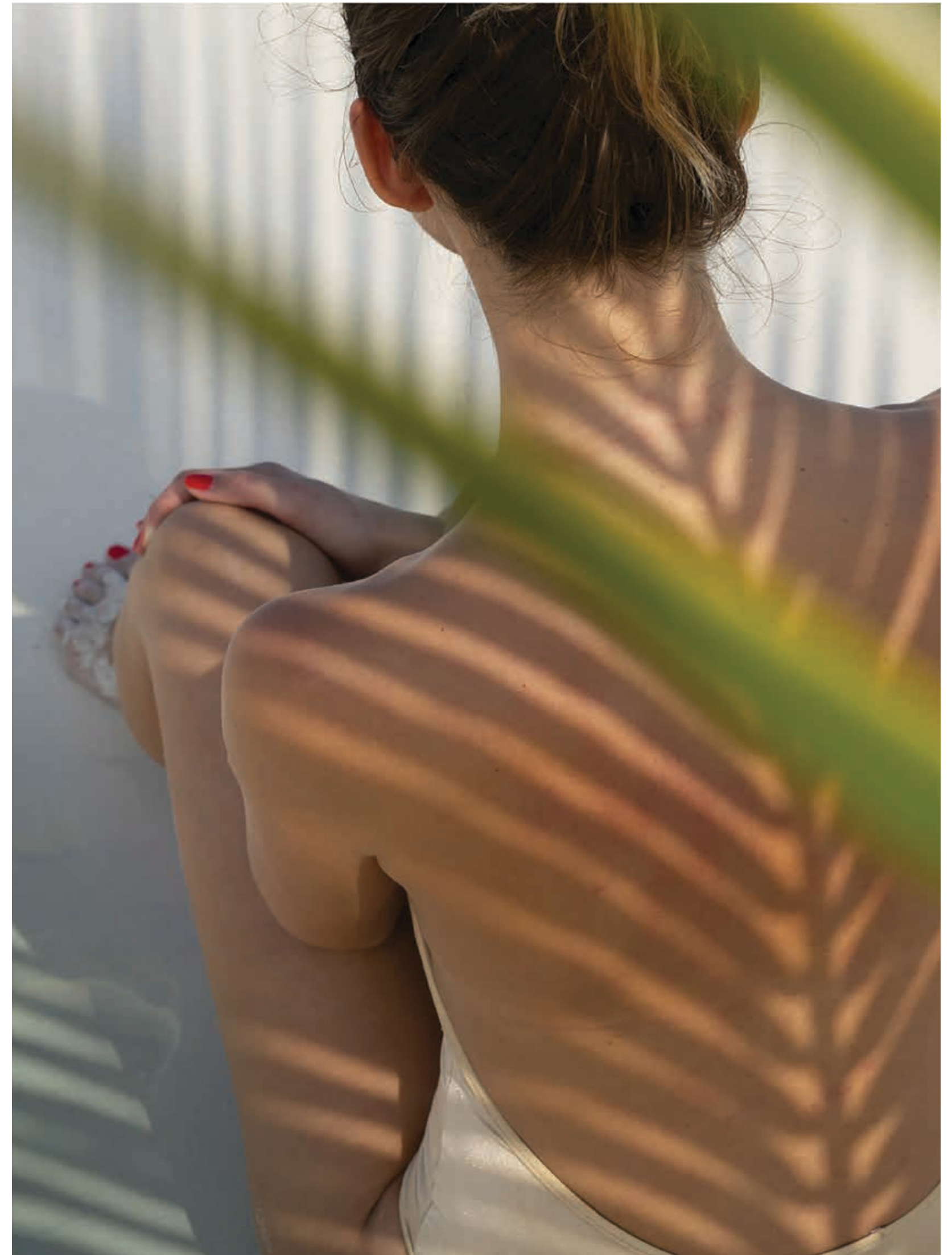
DAWN - BEDROOM

Embrace a signature living experience that perfectly blends luxurious comfort with exquisite interior residential design. With 253 suites, you can choose from various 1-bedroom, 2-bedroom and 3-bedroom, fully furnished suite layouts to complement your desired lifestyle ranging from 600 sq. ft. to 6,000 sq. ft. Outside, you're surrounded by organic gardens with the option to add a private plunge pool.

All residences come fully furnished in pristine style with access to amenities and services including discounts on Hotel facilities and food services.



CUPECOY - TERRACE





DAWN - BATHROOM



PINEL - BEDROOM



ORIENT - LIVING ROOM



PINEL - BEDROOM



CUPECOY - KITCHENETTE



DAWN - BEDROOM



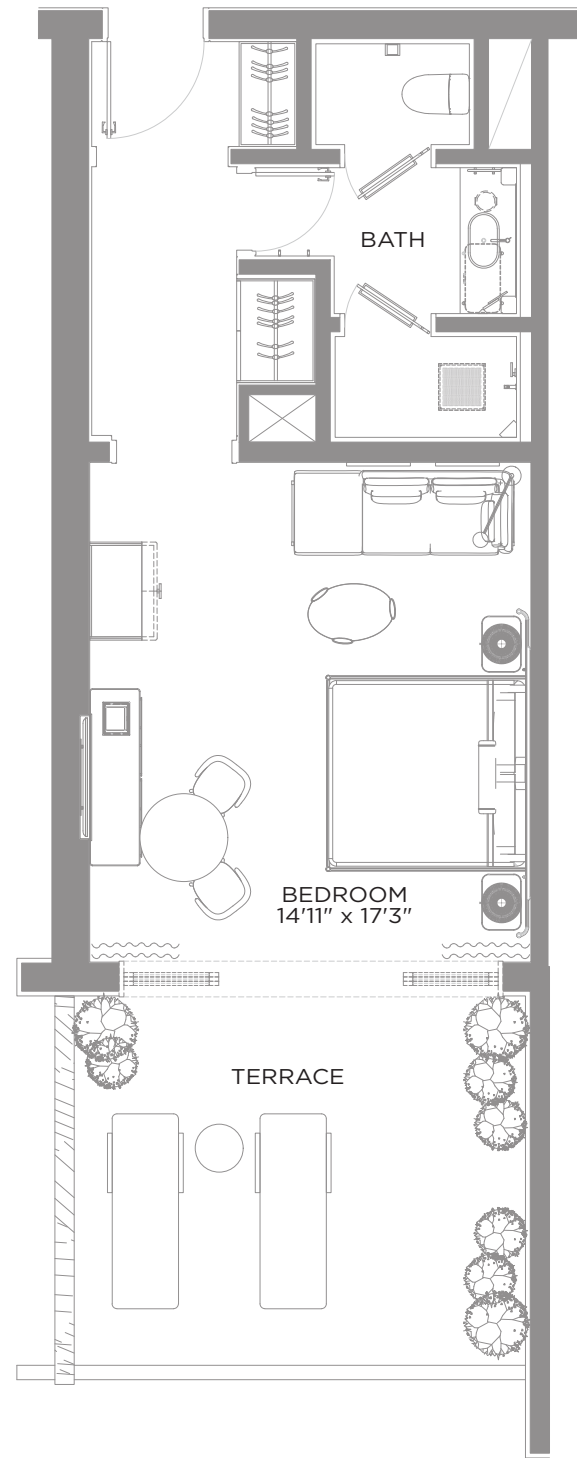
CUPECOY - LIVING



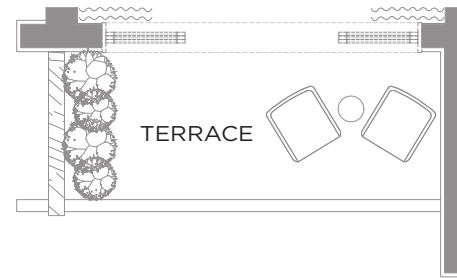
DAWN - KITCHENETTE

PINEL 1 BEDROOM

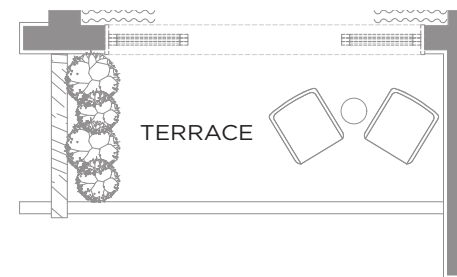
INTERIOR: 670 SQ.FT.
EXTERIOR: 100 SQ.FT.
TOTAL: 770 SQ.FT.



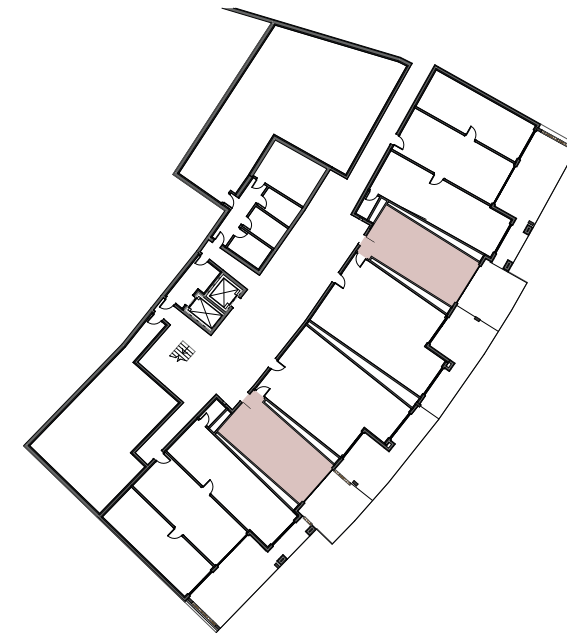
Penthouse



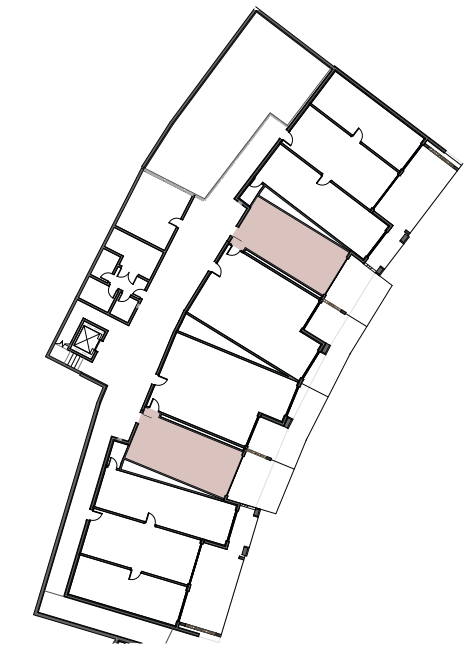
Garden



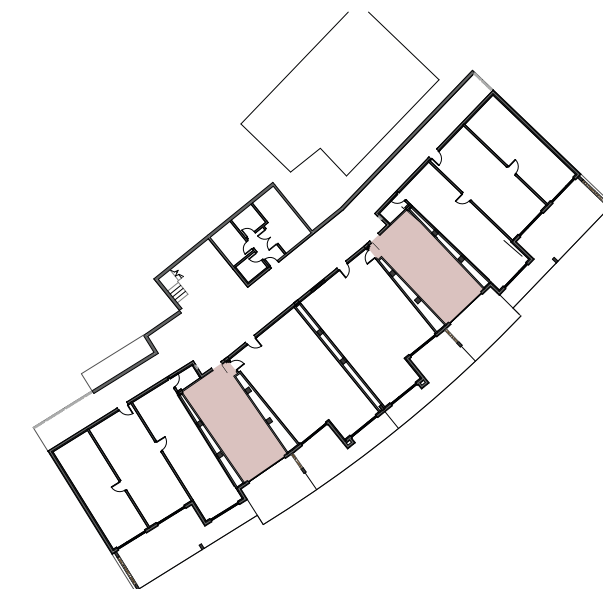
Standard



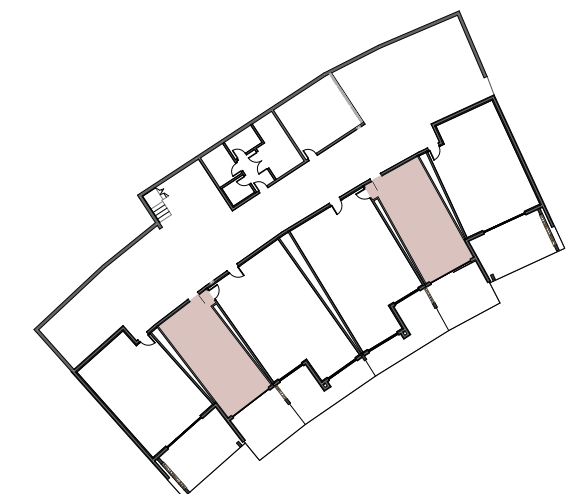
KINGFISHER (M1)
FLOORS: 4



TANAGER (M2)
FLOORS: 4



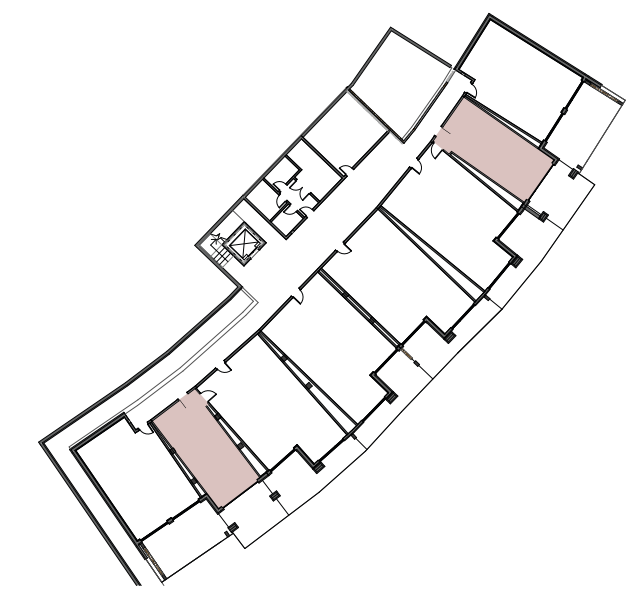
WILLET (M3)
FLOORS: 2



SANDPIPER (M4)
FLOORS: 2



OSPREY (M5)
FLOORS: 3

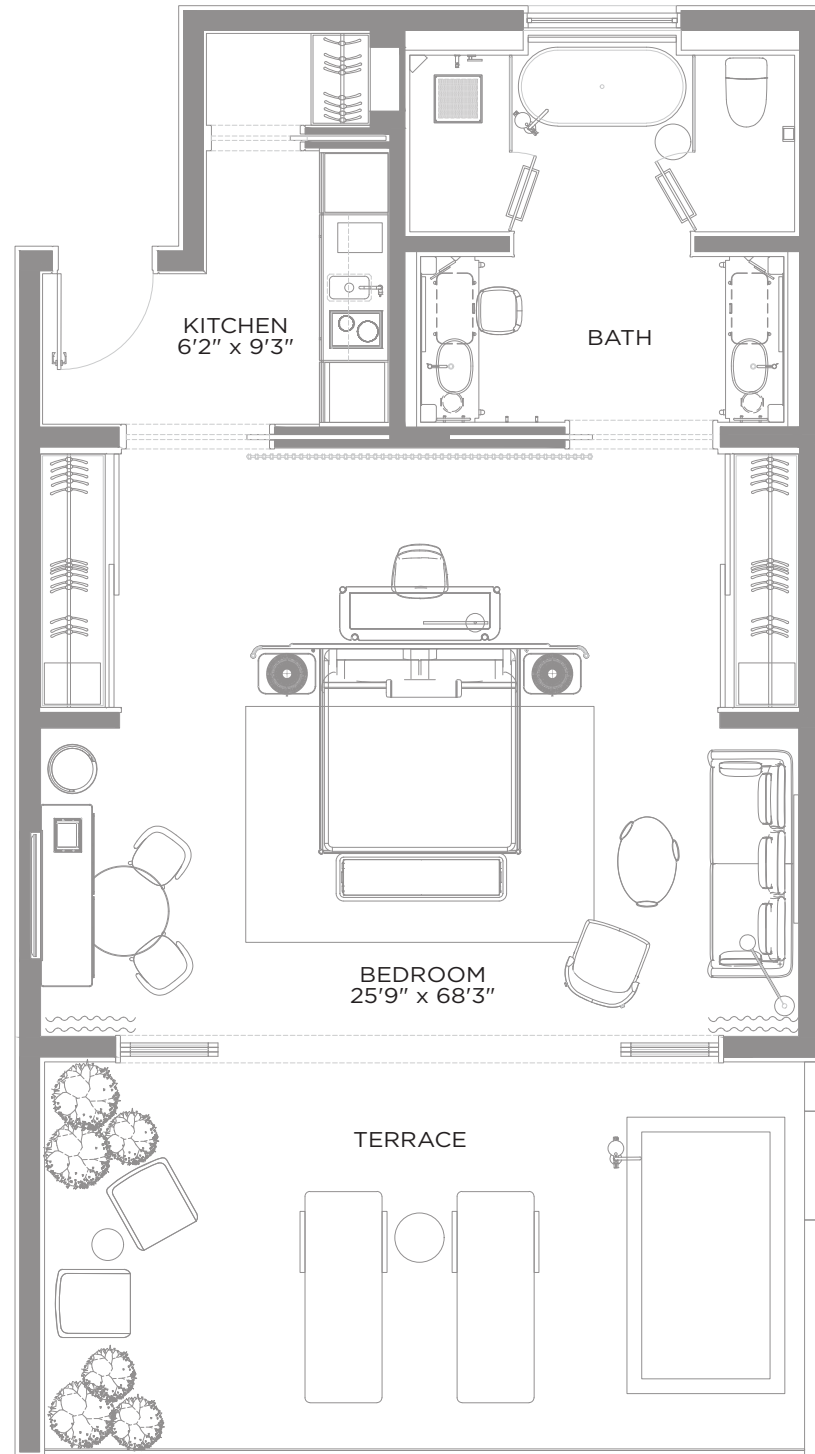


VIRIO (M6)
FLOORS: 3

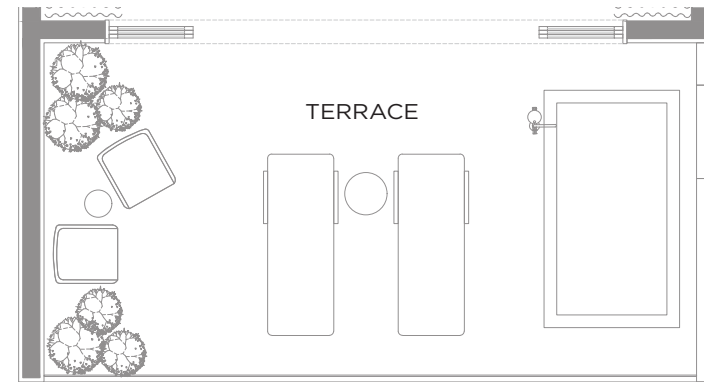
*The Pinel suite is sold as a lock-off unit with the adjacent Orient suite where applicable. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any agreement. Dimensions and layouts are not exact. Actual usable room sizes and usable floor space may vary from stated floor area. Furniture and fixture representations are for illustration purposes only and do not reflect electrical plans for the suite. Suites are sold unfurnished. Features, finishes, sizes and specifications are subject to change without notice. Unit sizes and balcony/terrace sizes vary based on floor and suite location. E. & O. E.

DAWN 1 BEDROOM

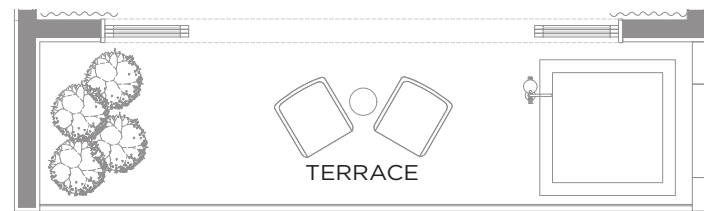
INTERIOR: 1,250 SQ.FT.
EXTERIOR: 90 SQ.FT.
TOTAL: 1,340 SQ.FT.



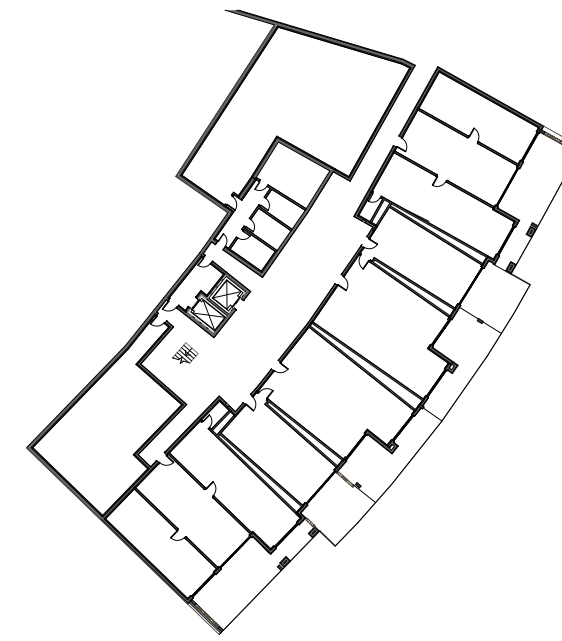
Penthouse



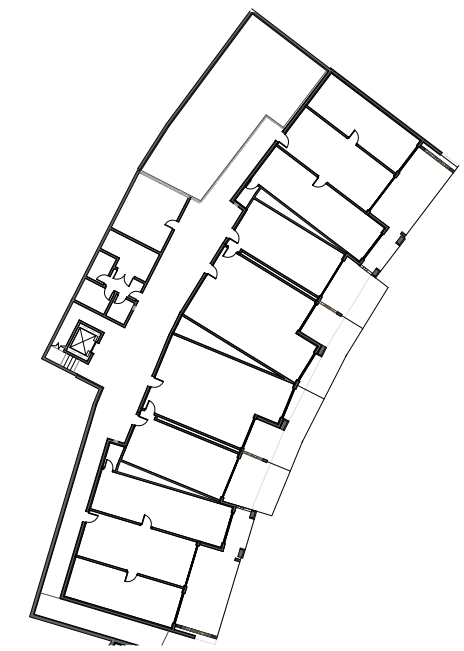
Garden



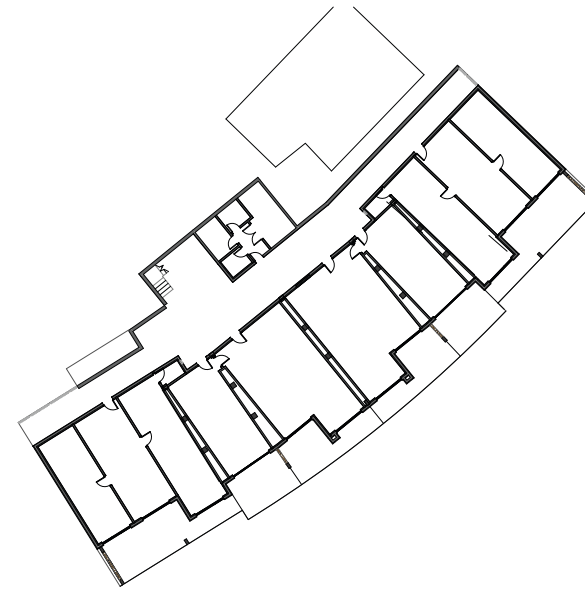
Standard



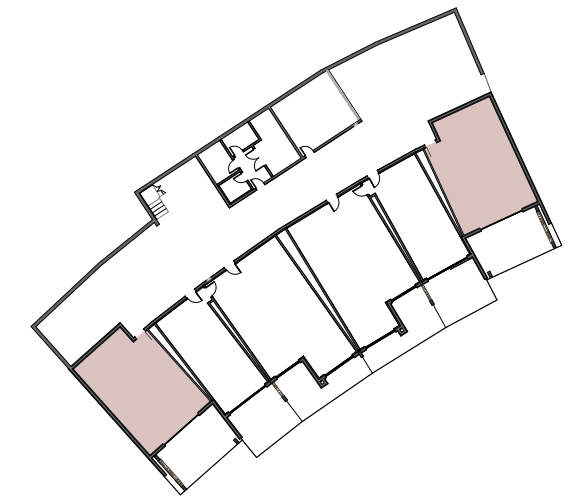
KINGFISHER (M1)
FLOORS: 4



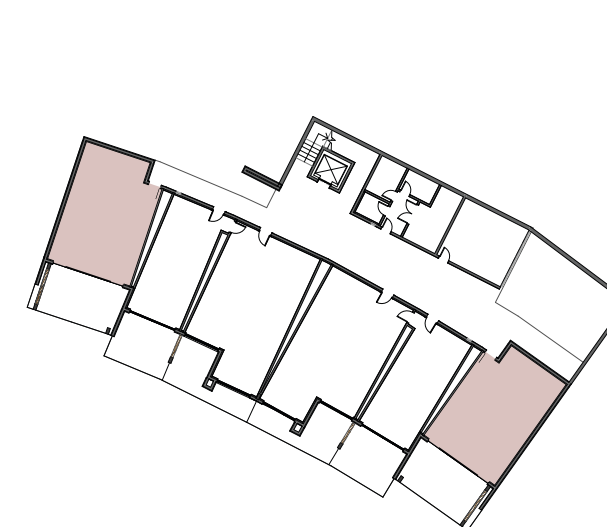
TANAGER (M2)
FLOORS: 4



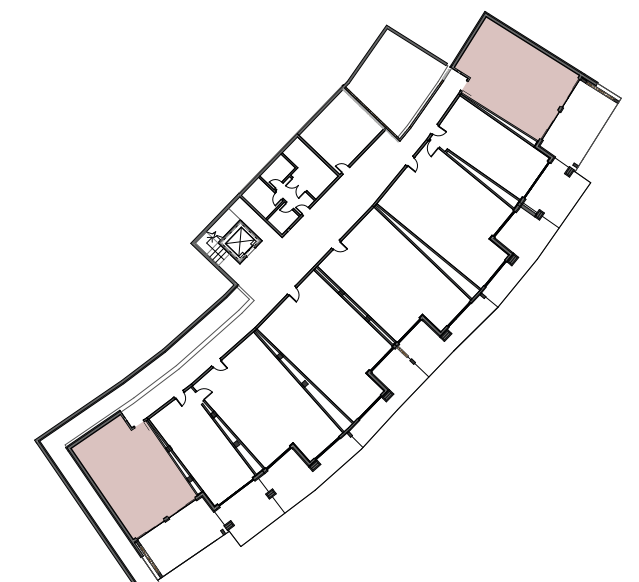
WILLET (M3)
FLOORS: 2



SANDPIPER (M4)
FLOORS: 2



OSPREY (M5)
FLOORS: 3

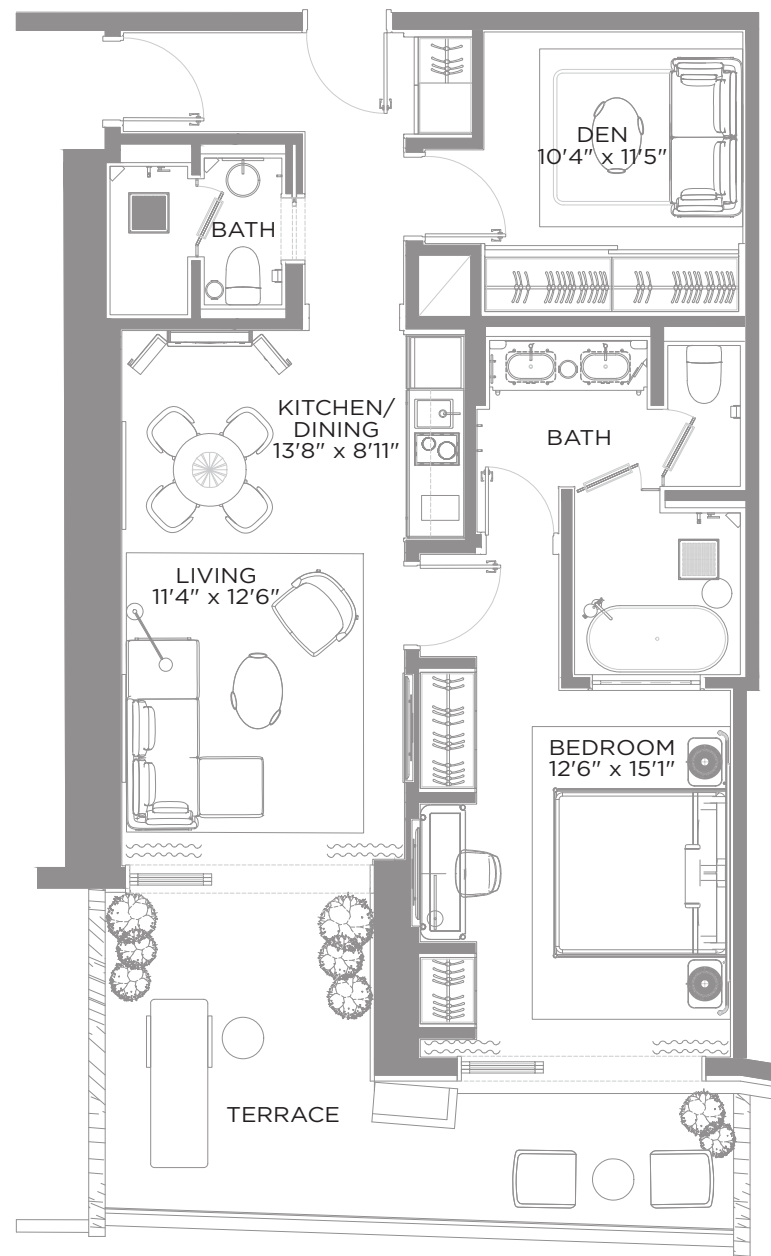


VIRIO (M6)
FLOORS: 3

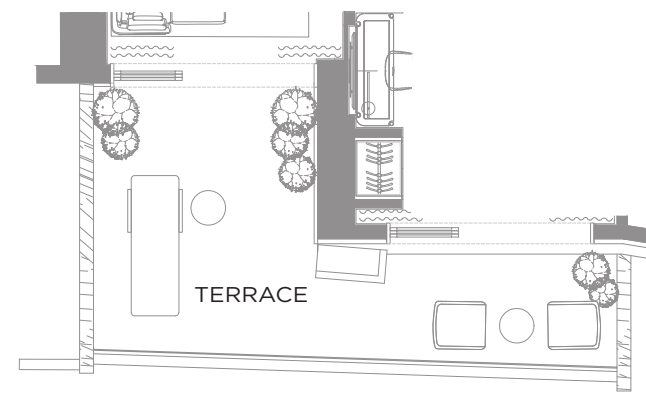
ORIENT

1 BEDROOM + DEN

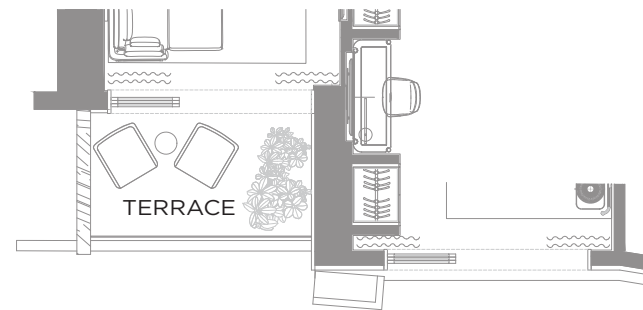
INTERIOR: 1,150 SQ.FT.
EXTERIOR: 120 SQ.FT.
TOTAL: 1,270 SQ.FT.



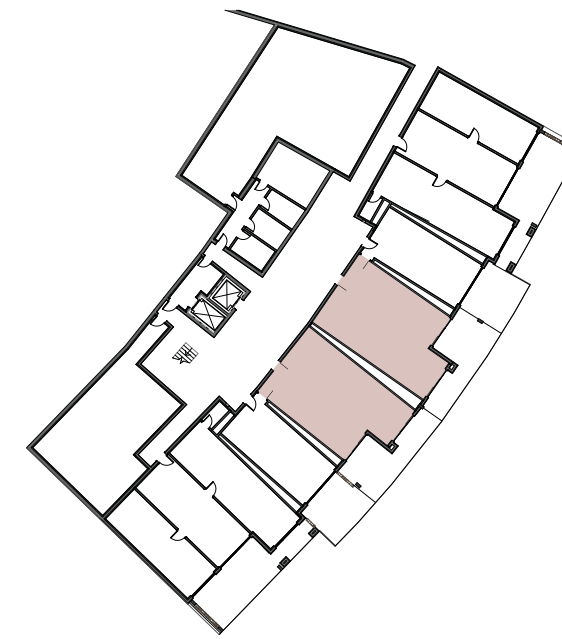
Penthouse



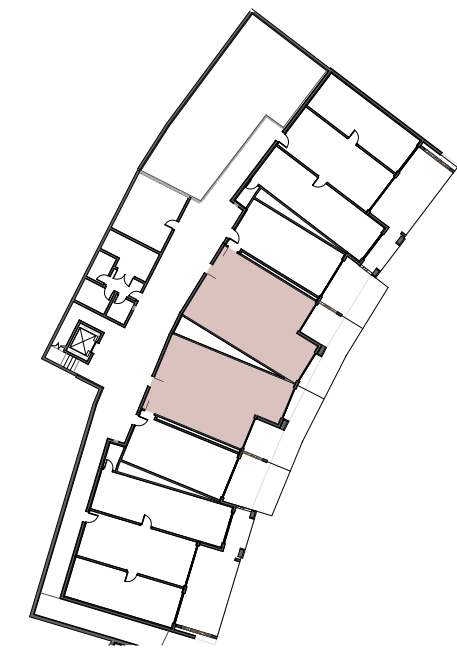
Garden



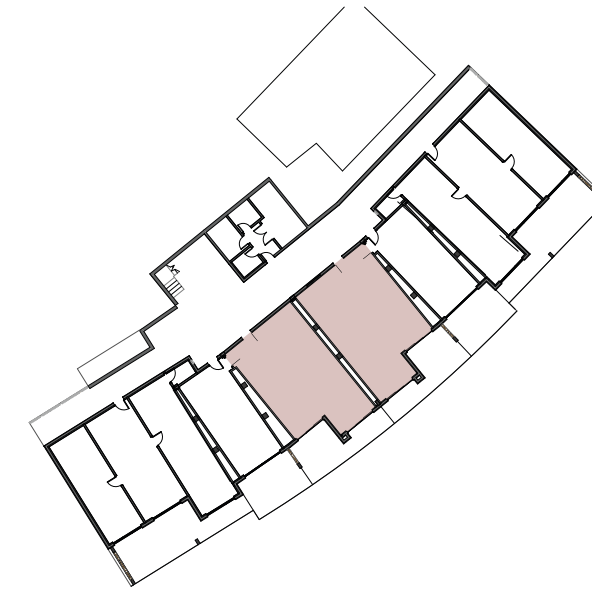
Standard



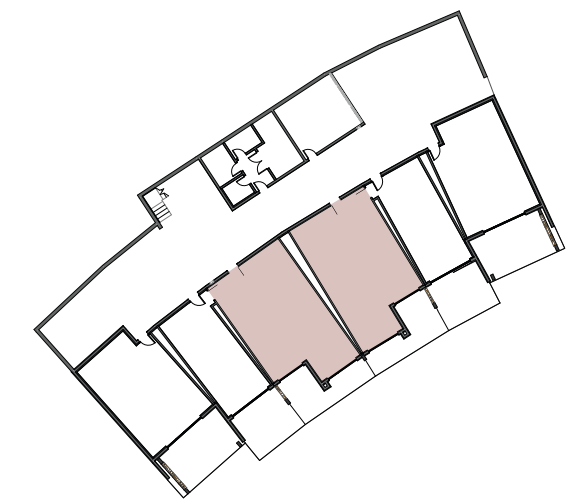
KINGFISHER (M1)
FLOORS: 4



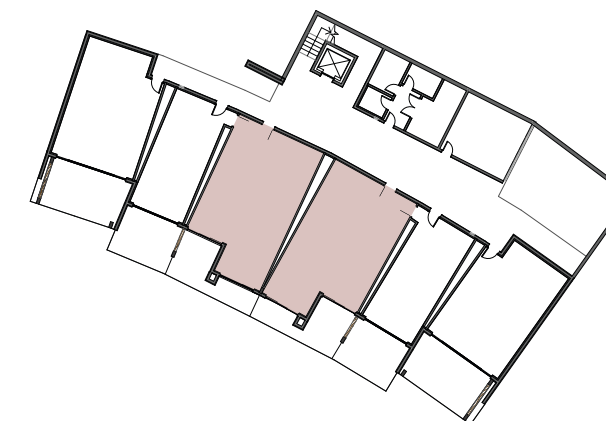
TANAGER (M2)
FLOORS: 4



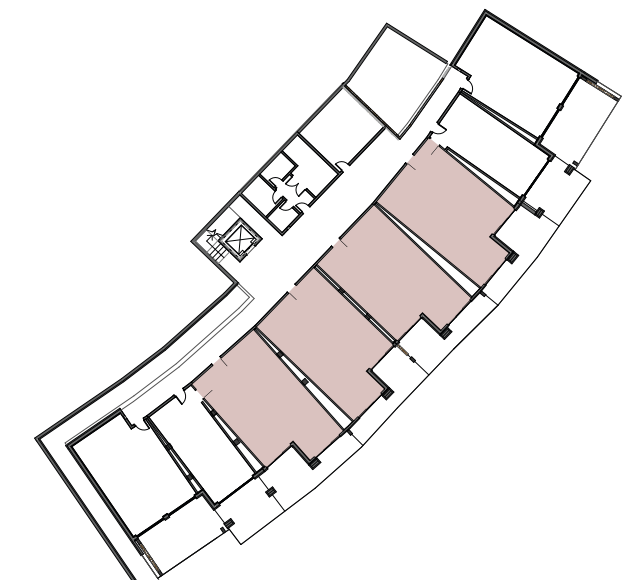
WILLET (M3)
FLOORS: 2



SANDPIPER (M4)
FLOORS: 2



OSPREY (M5)
FLOORS: 3



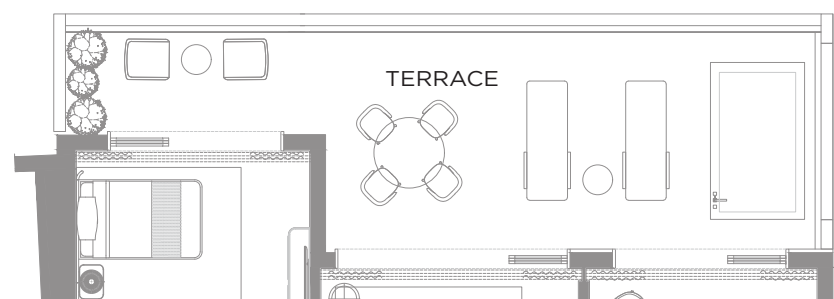
VIRIO (M6)
FLOORS: 3

CUPECOY

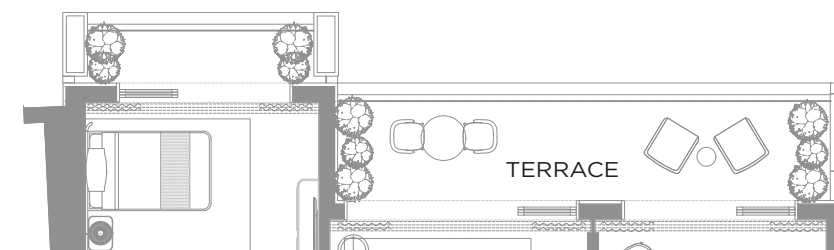
2 BEDROOM + DEN

INTERIOR: 2,160 SQ.FT.
EXTERIOR: 240 SQ.FT.
TOTAL: 2,400 SQ.FT.

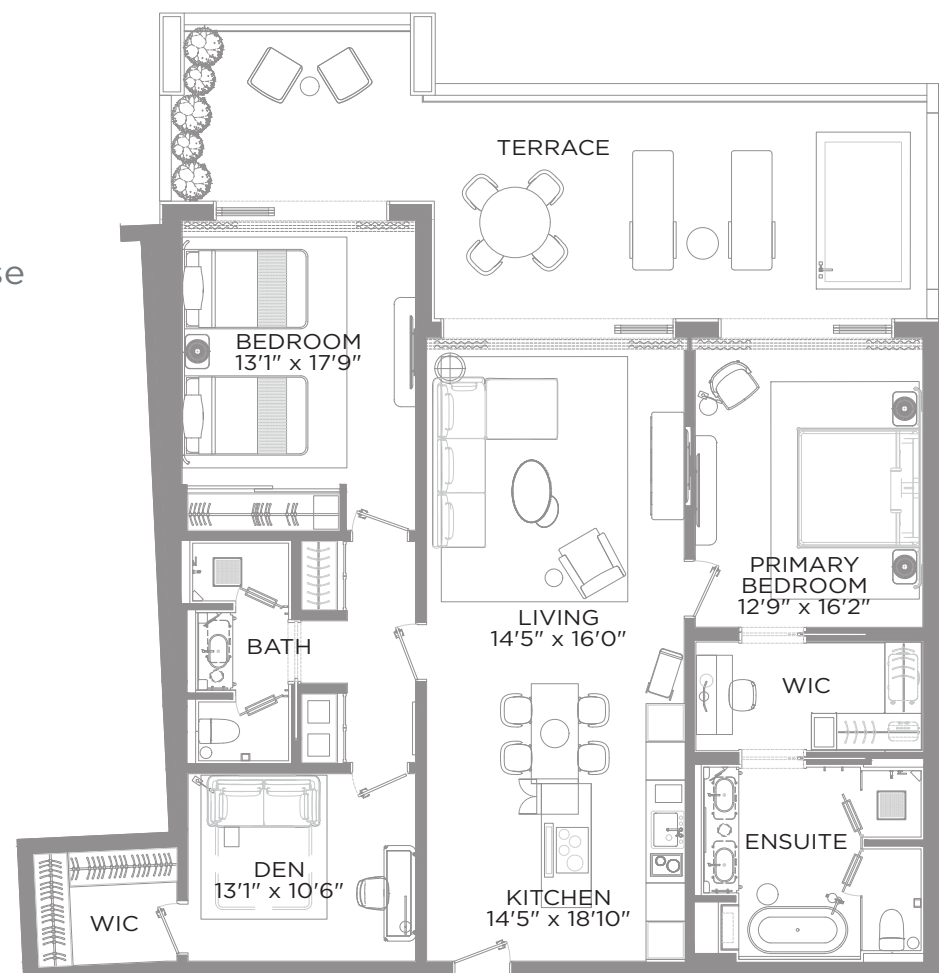
Garden



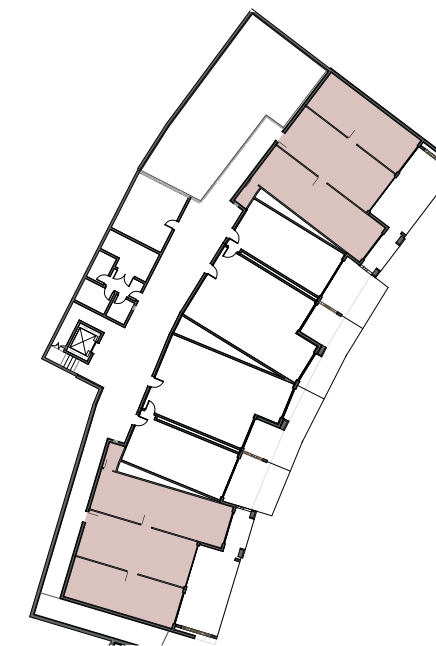
Standard



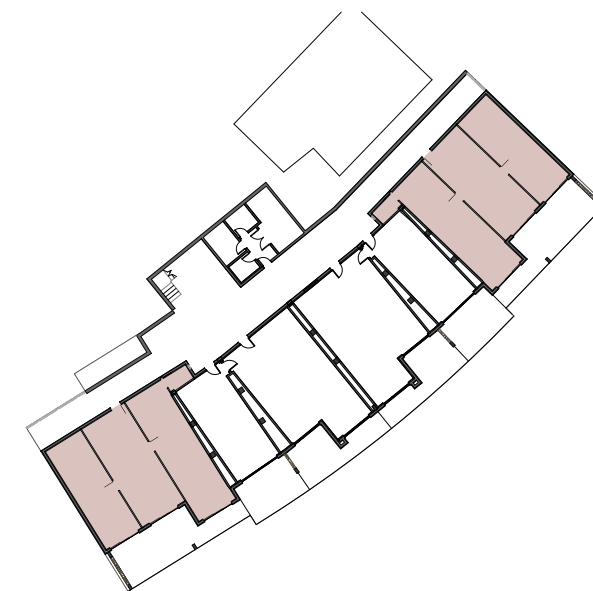
Penthouse



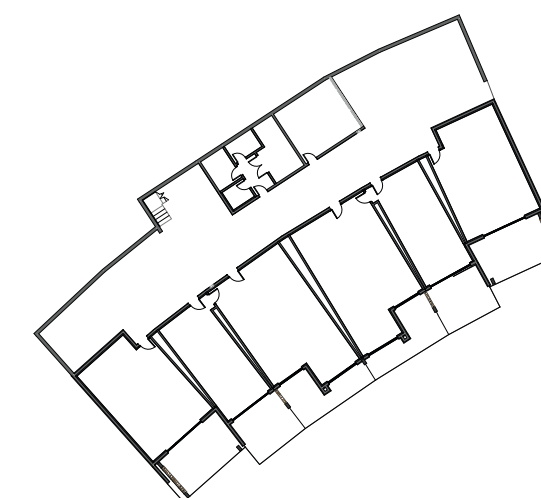
KINGFISHER (M1)
FLOORS: 4



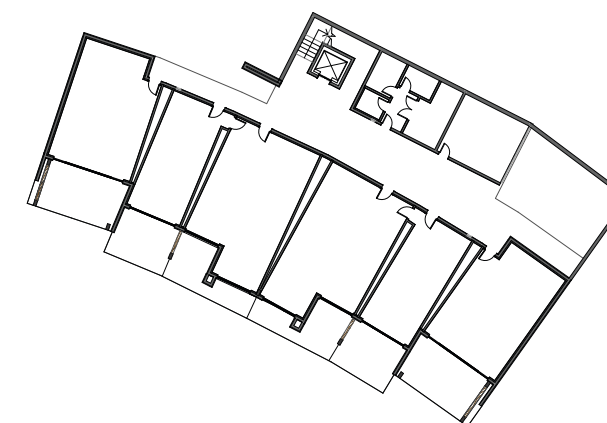
TANAGER (M2)
FLOORS: 4



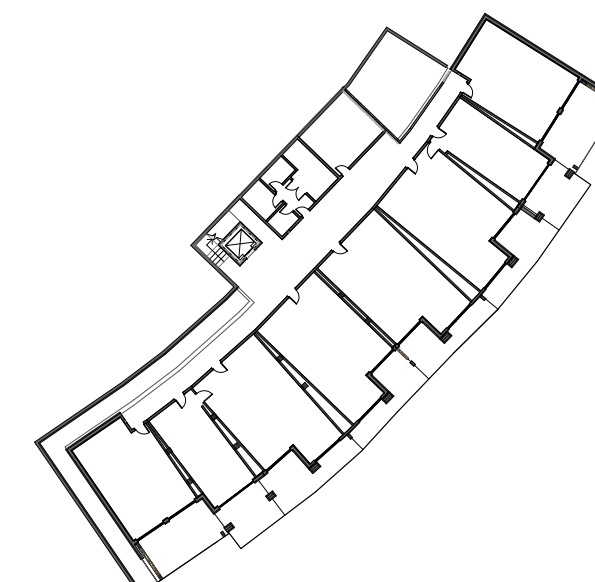
WILLET (M3)
FLOORS: 2



SANDPIPER (M4)
FLOORS: 2



OSPREY (M5)
FLOORS: 3



VIRIO (M6)
FLOORS: 3

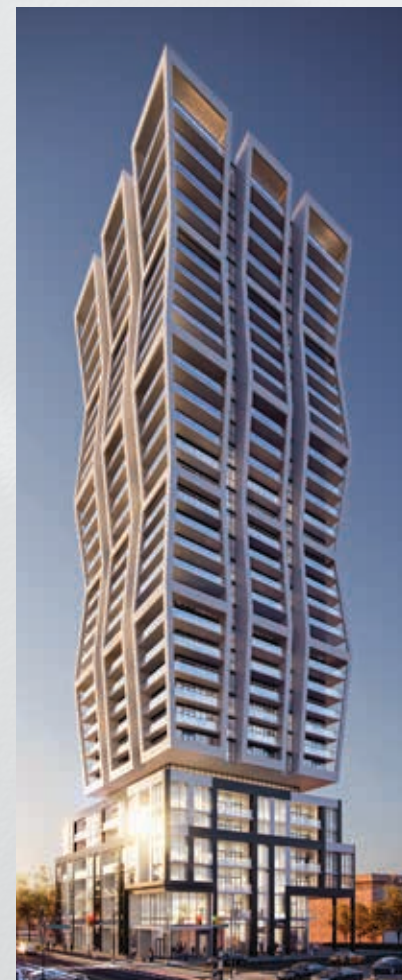
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THE DEVELOPER



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 has been founded and is owned by Zev Mandelbaum who is collaborating with his father, Mark Mandelbaum, Chairman of Lanterra Developments in bringing Vie L'Ven to life. Together, they have brought to fruition many of Toronto's landmark buildings including Maple Leaf Square, Ice and many others.

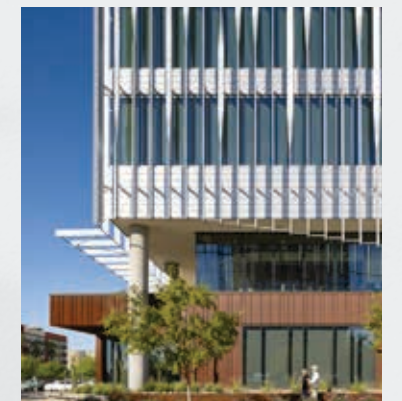
Zev is proud to partner with Doug and Evan Skrepnek of Skrepnek Investments and Intellect Capital Corp. The Skrepneks manage a wide range of significant business interests in Canada and internationally including participation in many prominent real estate projects. Doug and Evan participate in many of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





ALESSANDRO MUNGE
Founder - Design Director / Studio Munge

As a multidisciplinary collective, Studio Munge has been revolutionizing the design industry for over 20 years. Driven by a passion for cultural travel, human experience and the arts, Founder and Design Director, Alessandro Munge, along with an international team of over sixty, continues to defy the conventional norms of design, resulting in awe-inspiring spaces that transcend expectation. Through visionary architecture, landscaping and interiors, Studio Munge brings to life award-winning luxury residential and hospitality projects in partnership with world-renowned global developers and hotel operators.



FERNANDO ARTEAGA
Principal - Regional Design, Hospitality / HKS

Fernando brings innovative design solutions with an understanding of project viability and profitability to each of his projects. Fernando's expertise lies in resort master planning, full service hotel design, F&B entertainment services and product branding for hospitality, mixed-use, corporate and entertainment developments. His experience has afforded him the opportunity to manage design and construction projects from across the globe. His responsibilities include performing strategic project analysis, concept design, master landscape, design development, construction documentation, engineering coordination, project management and business development.



LHA
LUXURY HOTEL
ADVISORS

STEPHANE ZAHARIA

Luxury Hotel Advisors

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

The principals, Carlos Lopes, Eric Prevette, Teresa Holden and Stephane Zaharia 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 BelAir in Los Angeles and the Grand Wailea in Hawaii. Our knowledge of the hospitality industry is broad and deep. Each partner has over 20 years of experience covering all aspects from operations to marketing. We are 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.

A MEMBER OF



THE LEADING HOTELS
OF THE WORLD®

LEADING HOTELS OF THE WORLD

The Leading Hotels of the World, Ltd. is a collection of authentic and uncommon luxury hotels. Comprised of more than 400 hotels in over 80 countries, the group's hotels embody the very essence of their destinations.

Offering varied styles of architecture and design, and immersive cultural experiences delivered by passionate people, the collection is curated for the curious traveler in search of their next discovery.

Dedicated to delivering the utmost value to member hotels, as well as unparalleled hospitality offerings to curious travelers, The Leading Hotels of the World consistently evaluates potential and existing member hotels using a demanding set of quality standards. Serving as the benchmark for the luxury hospitality industry, the meticulous criteria by which the Leading Hotels judges and accepts new members are periodically reviewed and revised in order to meet the expectations of today's sophisticated world traveler.



VIE L'VEN

ST. MAARTEN

Luxury Resort and Residences

Register Now at [VIELVEN.COM](https://www.vielven.com)



THE LEADING HOTELS
OF THE WORLD®

St. Maarten
Sotheby's
INTERNATIONAL REALTY

All illustrations are artist's concept. Images are inspiration and may not reflect the actual spaces that are built.
The details in this package are subject to change without notice. E. & O. E.