



VIE L'VEN

ST. MAARTEN

THE RESORT & RESIDENCES



A L T R E E

Altree is proud to introduce you to Vie L'Ven, our five-star resort and residences coming to the exquisite shores of Indigo Bay in St. Maarten.

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, Vie L'Ven embodies the very best in architectural beauty, design and curated service.

Vie L'Ven was 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.

To celebrate the marketing launch of Vie L'Ven, we have commissioned a companion art book, *Vie L'Ven, the Island of St. Maarten* to highlight the beauty and magic of St. Maarten and how its special character influenced the development of Vie L'Ven.

We present this book, *Vie L'Ven, the Resort & Residences*, to showcase the superlative features of the resort, its residences, amenities and services.

The name Vie L'Ven means life in French and Dutch. It is the mission of Vie L'Ven to bring Life to Life, a place where you will cherish every moment of life to its fullest.

We are proud to offer you the rare opportunity to own a piece of it and make Vie L'Ven your home.



Zev Mandelbaum

PRESIDENT, ALTREE DEVELOPMENTS

V
VIE L'VEN
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 Vie L'Ven, an enchanting oasis, bringing a new level of luxury and privacy to St. Maarten.





FRENCH

vie

NOUN

life

DUTCH

leven

VERB

to live

Our name, Vie L'Ven, captures the essence of our vision. 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...



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, Vie L'Ven'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 world-class 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 unrivalled 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:

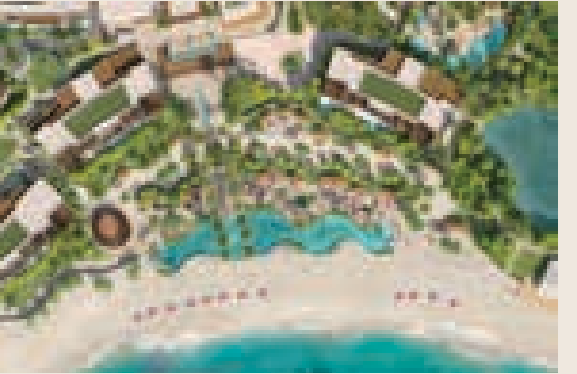
- 15. Building M1 - Kingfisher
- 16. Building M2 - Tanager
- 17. Building M3 - Willet
- 18. Building M4 - Sandpiper
- 19. Building M5 - Osprey
- 20. Building M6 - Virio
- 21. Building M7 - Martin



22. INDOOR/
OUTDOOR SPA



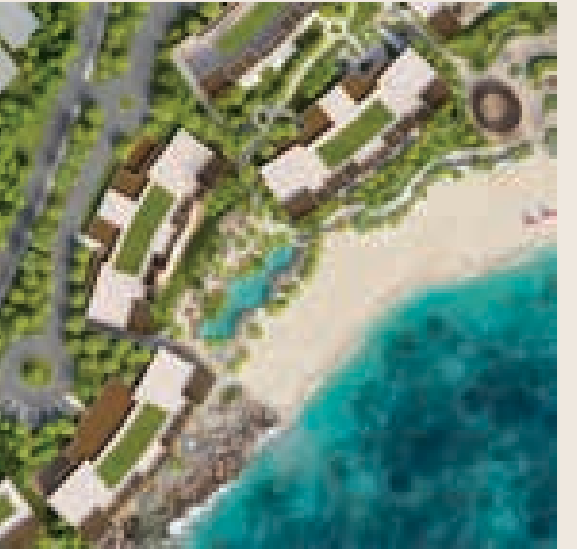
25. BEACH AND POOL



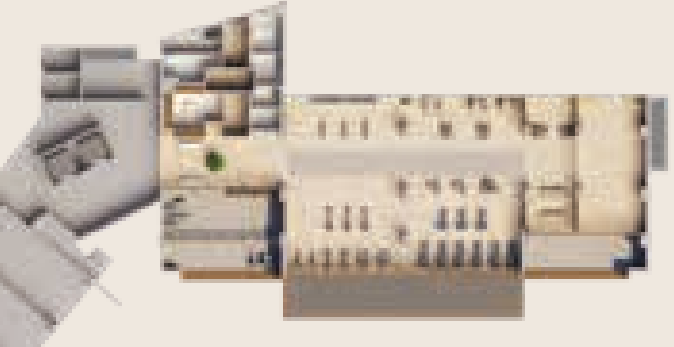
23. SIGNATURE
RESTAURANT



26. PRIVATE POOL



24. FITNESS
CENTER



27. ARRIVAL





The gated entrance sits 17.5 meters above sea level, creating a commanding sense of arrival, before gently descending to meet the shoreline in a series of cascading terraces that provide breathtaking views from every angle. Striking linear architecture frames a sculptural masterpiece from a renowned international talent, a crown jewel in the dynamic art program that stands out against the dark wood-panelled backdrop and coral stone floors. The reception exudes warmth and relaxed elegance, providing an intimate introduction to the resort.



ARRIVAL



LEGEND

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



The grounds of Vie L'Ven 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.



Beyond luxury in the design, Vie L'Ven also offers a life of luxurious 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 world-class amenities that include 3 restaurants, 2 bars, 3 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.



Lie out on the beach and listen to the sound of the calm waters of the Caribbean lapping the shore. 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 | 6. Conservation Area |
| 2. Pool Cabanas | 7. Building M5 - Osprey |
| 3. Pool | 8. Building M4 - Sandpiper |
| 4. Beach | 9. Building M3 - Willet |
| 5. Indoor/Outdoor Spa | |



PRIVATE POOL



LEGEND

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





*BRING
WELLNESS
TO LIFE*



PURE BEAUTY

The Spa at Vie L'Ven embodies all the energetic spirit of what it means to truly live life to the fullest. 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.



The jewel of the Spa is the outdoor experiential bathing garden: a one-of-a-kind setting, inspired by centuries of wellness traditions. Surrounded by lush landscapes, and with views of Indigo Bay and the Nature Reserve, the garden includes a bio sauna, Finnish sauna, aroma steam room, vitality pool, hot pool, cold plunge, cool mist, waterfall shower, and tropical shower. 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.

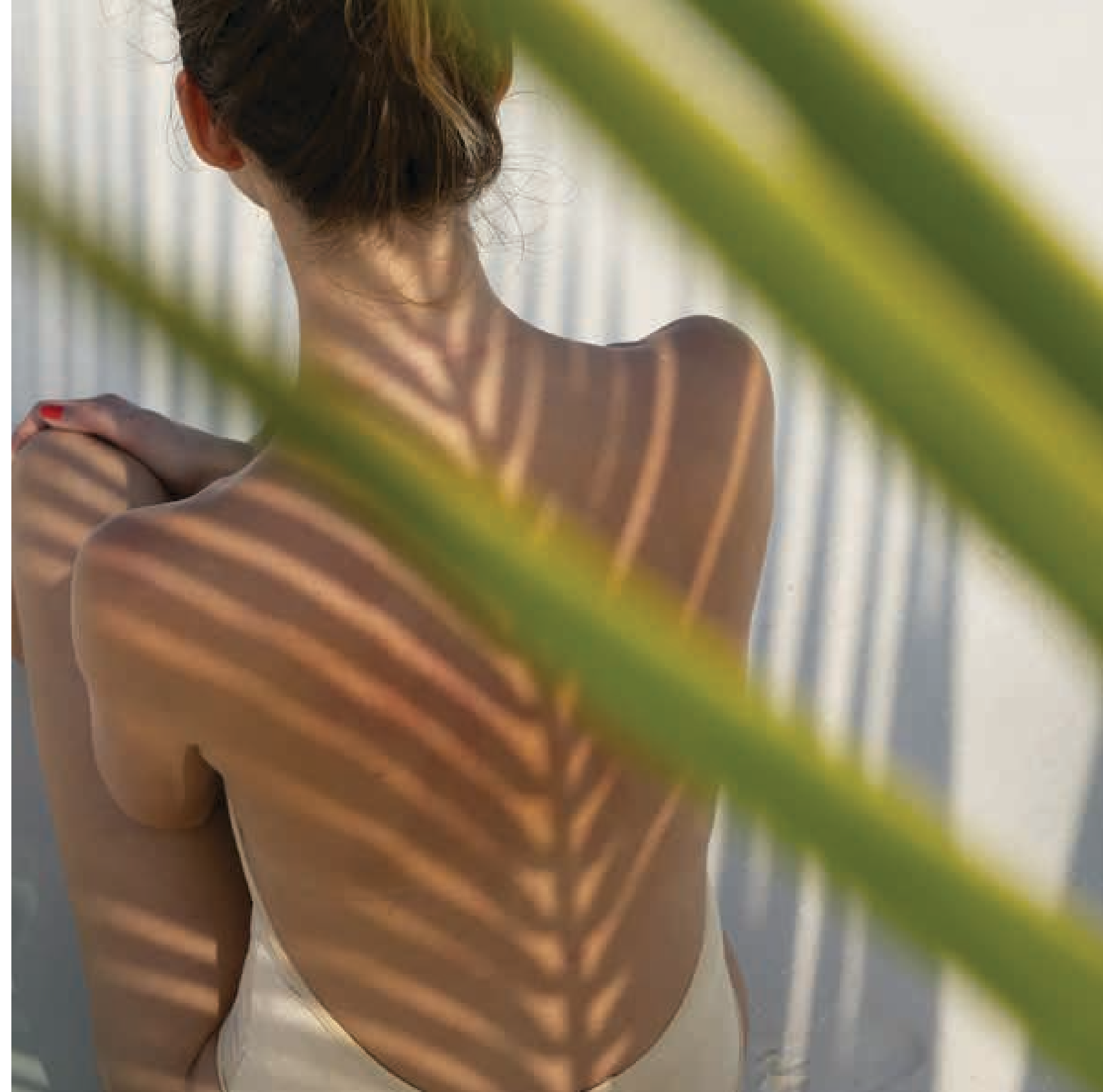


Biologique Recherche has a stellar reputation for extraordinarily effective blends. Its formulations are based on a clinical approach to beauty using pure, concentrated, and raw ingredients, with 50% or more active ingredients. The products use cold-pressed plant, bio-marine, and biotechnological extracts,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



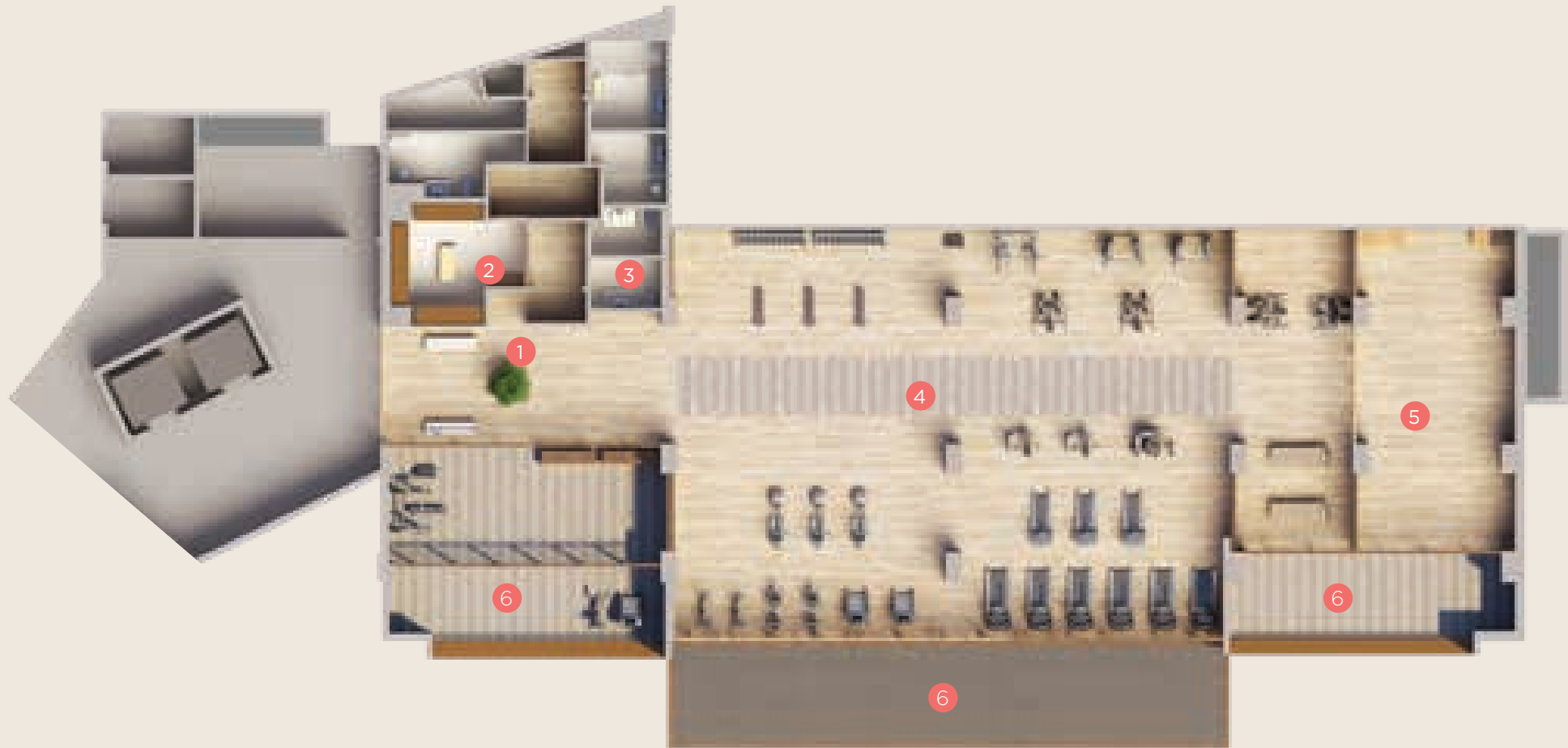




The fitness facilities at Vie L'Ven combine beauty and functionality, pairing breathtaking oceanfront views with a state-of-the-art space outfitted with world leading luxury fitness equipment. Guests will have access to a full range of cardio and strength training stations, classes in a movement studio 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



*BRING
LEISURE
TO LIFE*



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OF THE WORLD®

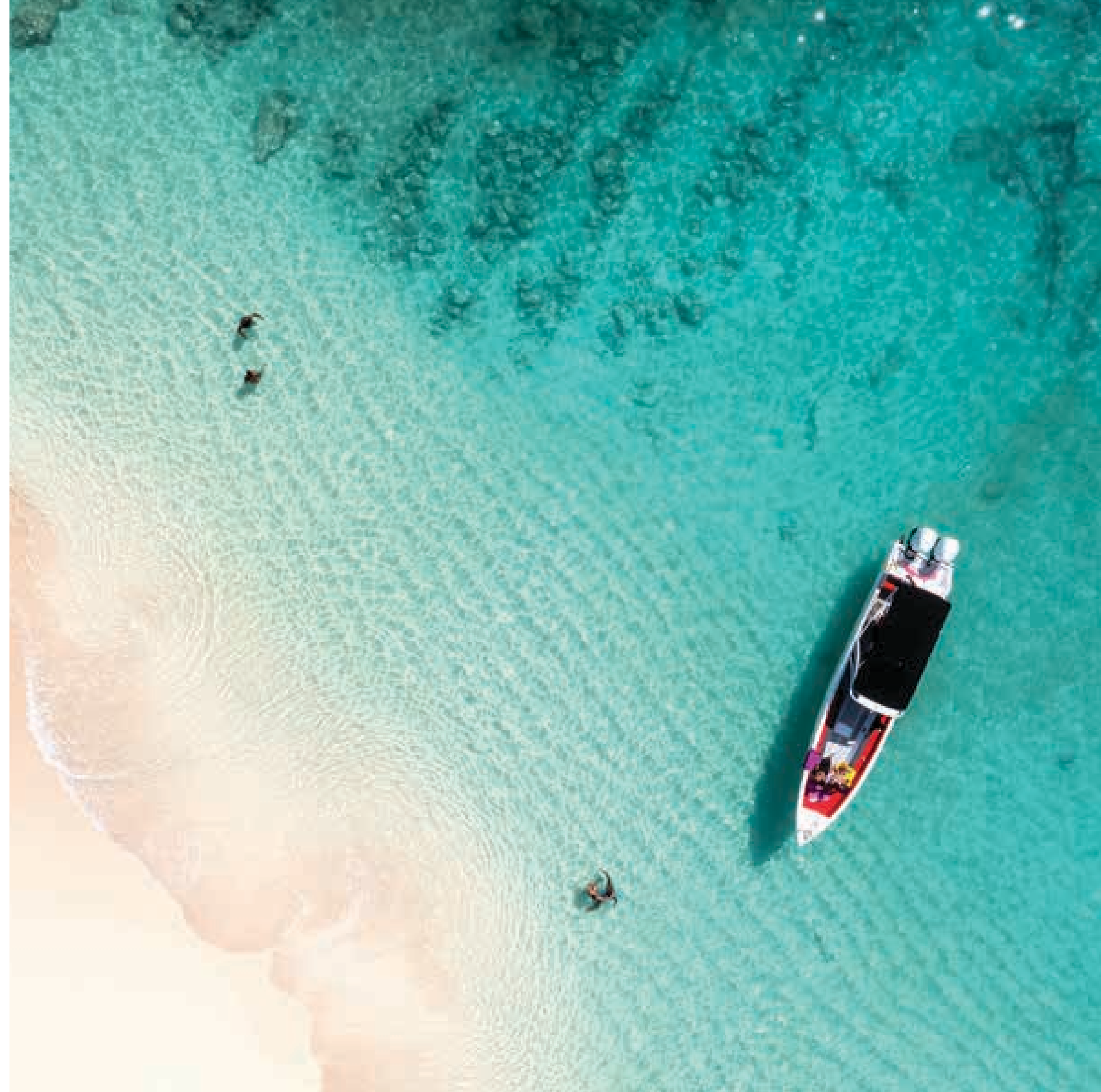


FIVE STAR HOSPITALITY

At Vie L'Ven Resort and Residences, your luxury experience is our top priority. We have partnered with the world's best in the hospitality industry, Leading Hotels of the World, to ensure every visit exceeds your highest expectations. As a member of Leading Hotels of the World, we join a curated collection of incomparable hotels, known for their ability to provide thoughtful touches and anticipate every need.



From delighting you with bespoke attention from our staff, to providing you with beautiful accommodations and spectacular views, we tap into decades of expertise to make your time with us truly unforgettable. Owners and visitors enjoy a world-class lineup of services including VIP airport transfers, valet parking, 24-hour room service, and daily housekeeping in luxurious beachfront accommodations with sprawling views of the ocean. Discover three spectacular swimming pools with private cabanas and personalized poolside service from sunrise to sunset, as well as a plethora of non-motorized water sports like snorkeling along protected coral reefs, or kayaking and kitesurfing, with equipment and training ready when you are. Lastly, Les Clefs d'Or concierge services can fulfill an infinite variety of requests, from the everyday to the extraordinary.





SIGNATURE RESTAURANT



LEGEND

- 1. Bar Lounge
- 2. Outdoor Terrace
- 3. Signature Restaurant



The resort will offer a variety of dining options, including a friendly beachfront bar and café, serving up delicious plates and tropical drinks; an all day restaurant; and a fine dining restaurant helmed by an award-winning, world-renowned restaurateur, a first in the Caribbean. 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 Vie L'Ven will be nothing short of perfection.



*BRING
LUXURY
TO LIFE*



INSPIRED BY NATURE

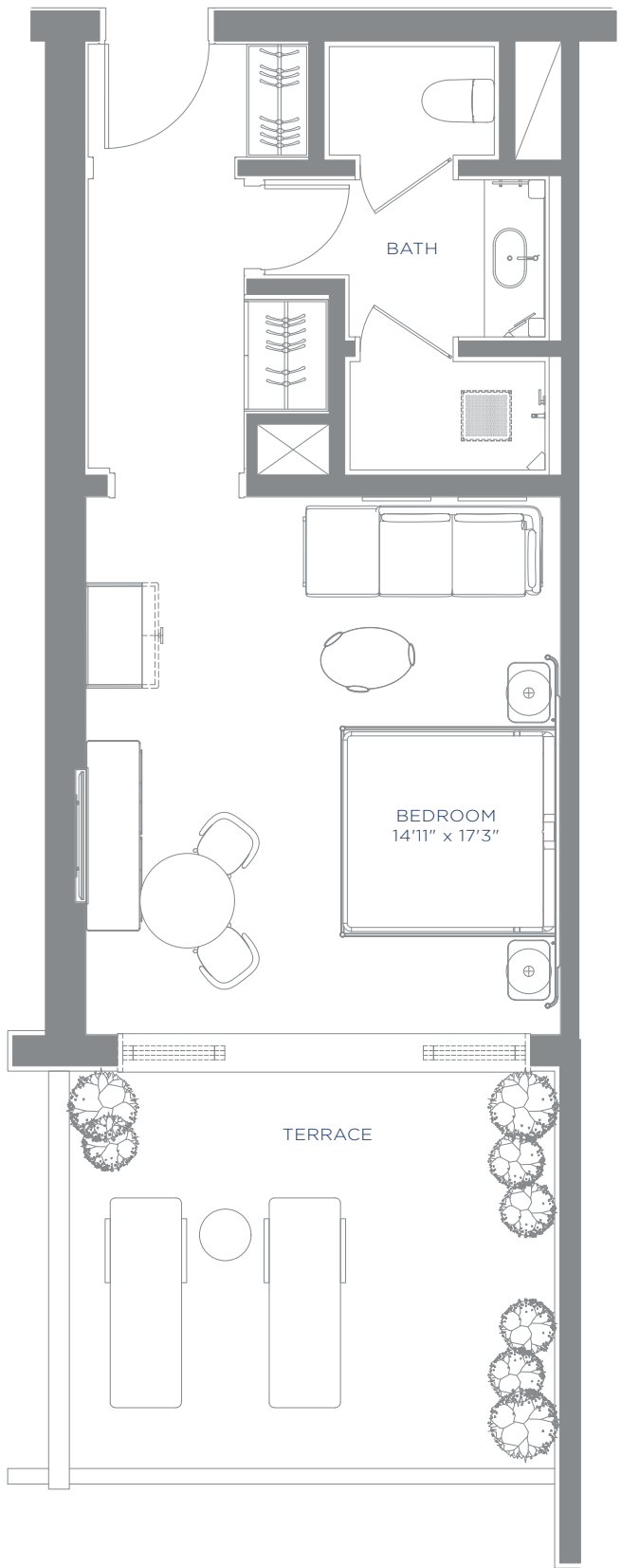
Architecture respects the natural environment, using just three materials - wood, plaster, and natural stone - to crown the collection of low-rise buildings, maintaining uninterrupted views of the island's flora and fauna. The contemporary yet soulful design immerses you in the island's natural wonders,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

A modern, minimalist bedroom with a large bed, a wooden armchair, and a view of a tropical beach and ocean. The room features a large bed with a patterned throw blanket, a wooden armchair, and a view of a tropical beach and ocean. The room is decorated with potted plants and a large window that provides a view of the ocean and a tropical island. The room is bright and airy, with a clean, modern aesthetic.

The residences at Vie L'Ven are an ode to privacy and luxury. 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

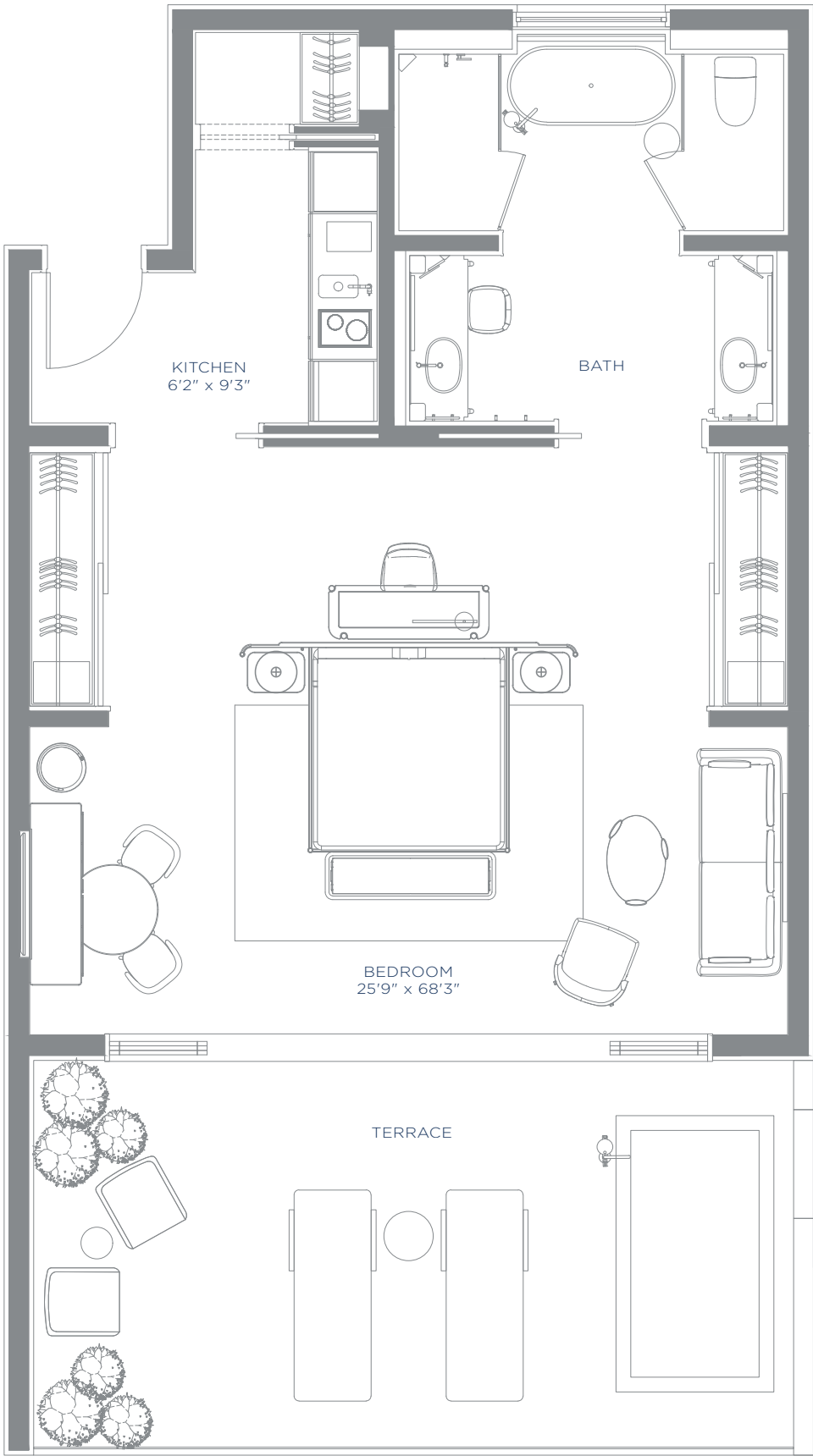




Neutral color palettes act as a backdrop for infinite ocean views, through floor-to-ceiling windows and sliding doors that open onto expansive terraces, some with the ability to add a private plunge pool.

ORIENT

1 BEDROOM
1 BATH



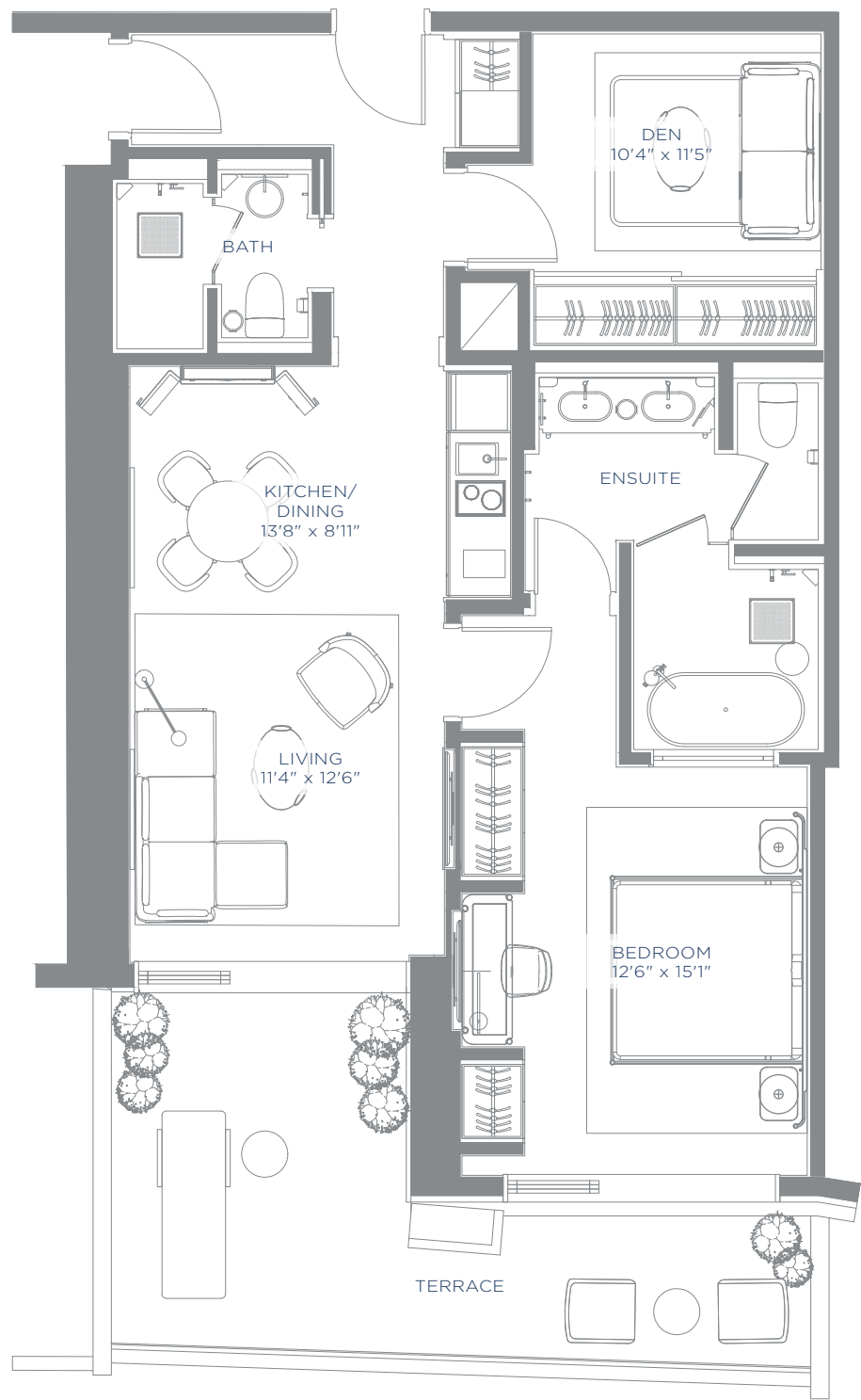


Natural materials like white washed oak, powder-coated metal, stone, coral, and travertine - many native to the island - are artfully layered to create a signature living experience in refined interiors that invites you to relax and unwind.

DAWN

1 BEDROOM + DEN

2 BATH

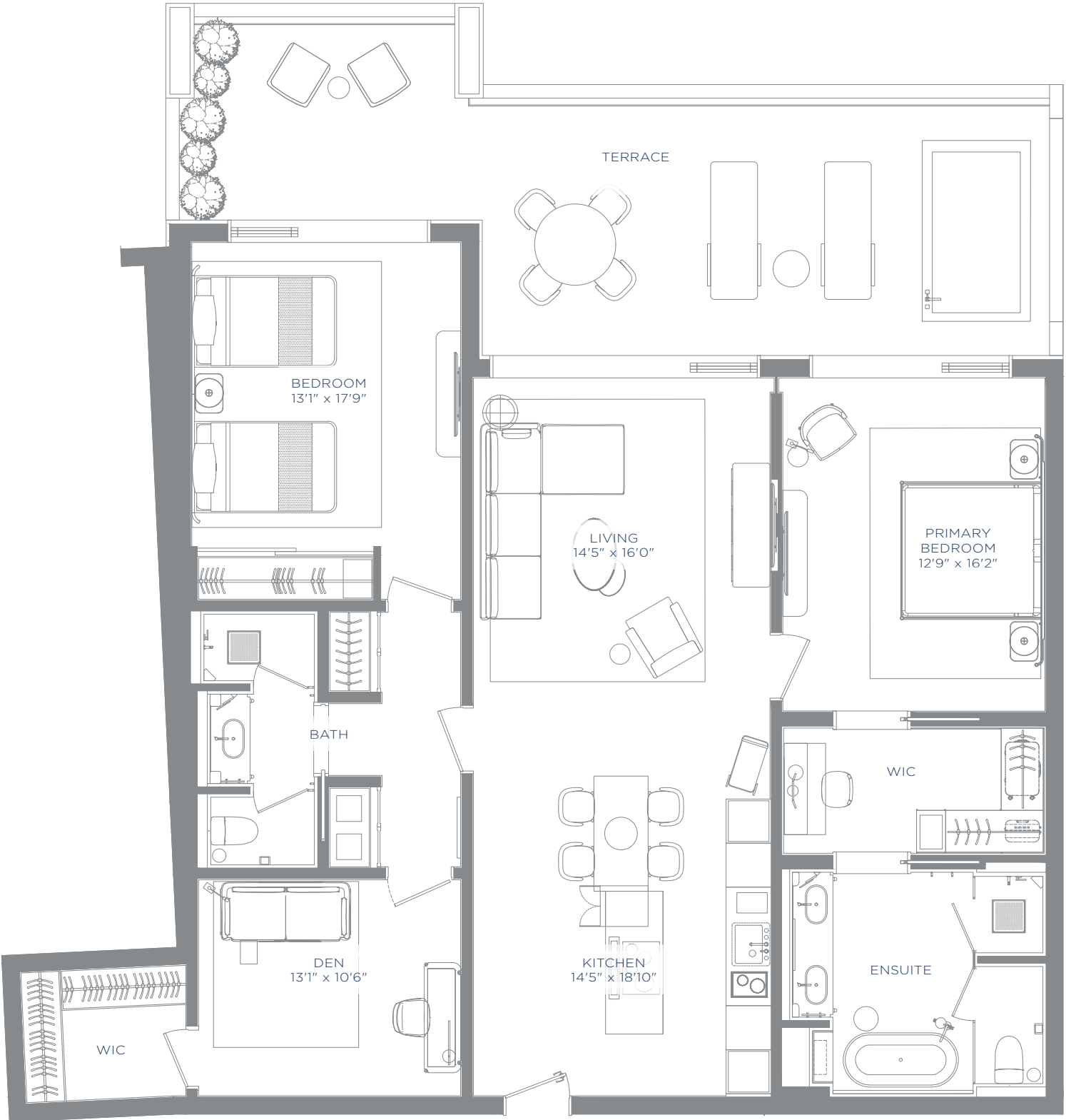




A choice of coral orange or oceanic blue accent the cream-white palette. Carved wood, hand-tufted rugs, and piping details add a refined touch, while a curated leather-panelled bespoke minibar and humidor elevate the guest experience with thoughtful hospitality. In every suite, the design exudes warmth 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





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

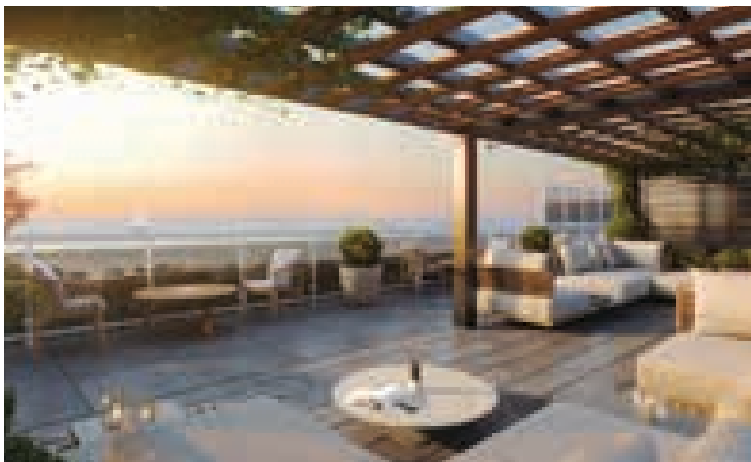
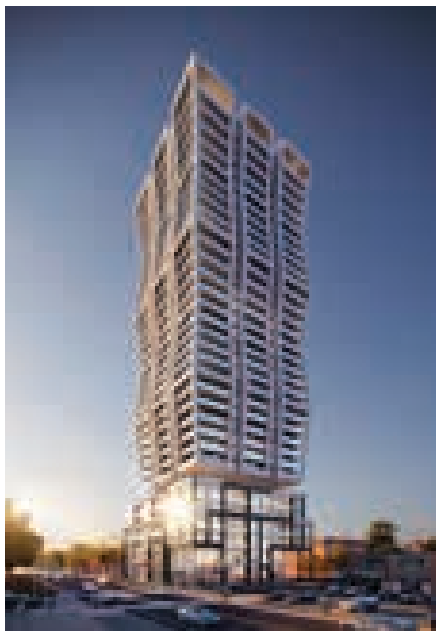
- Custom vanity design with mirror lighting, designed by Studio Munge**;
- Mosaic tile floor**;
- Custom light trough at shower room and toilet room**;
- Rain shower fixture**;
- Toilet room with night light**;
- Makeup mirror**;
- Custom towel rack**;
- Undercounter accent lighting**;
- Framed glass 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 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. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made, and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law. File No. CP23-0114. Indigo Shores Developments B.V. Welfare Road 68, Puerta del Sol Plaza Unit 211, Cole Bay, Sint Maarten. Vie L'Ven Luxury Resort and Residences. 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 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.

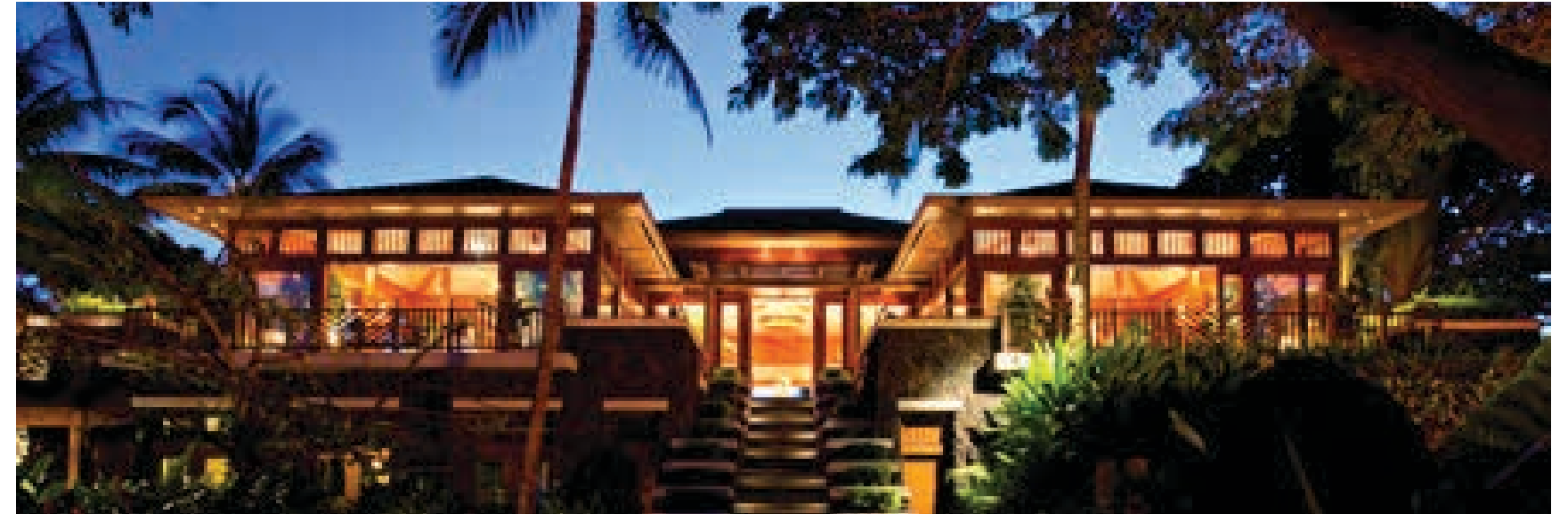




ALESSANDRO MUNGE

FOUNDER – 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.

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 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.





VIELVEN.COM

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