



THE SETAI

ST. MAARTEN



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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.





A L T R E E

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

A handwritten signature in black ink, appearing to be 'ZM' or similar initials, written in a cursive style.

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, St. Maarten's exclusive community of residents and visitors pursue life's most luxurious pleasures in this perfect island oasis.





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 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





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22. INDOOR/
OUTDOOR SPA



25. BEACH AND POOL



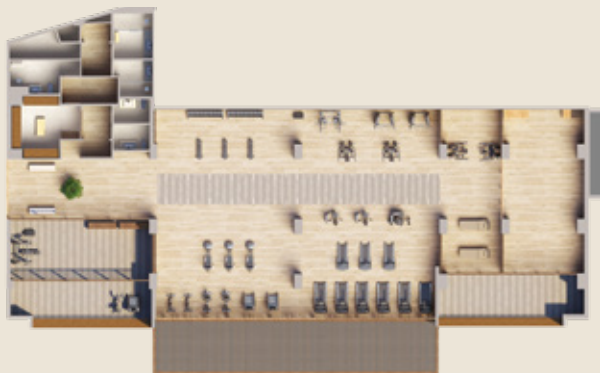
23. SIGNATURE
RESTAURANT



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 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 | 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 |

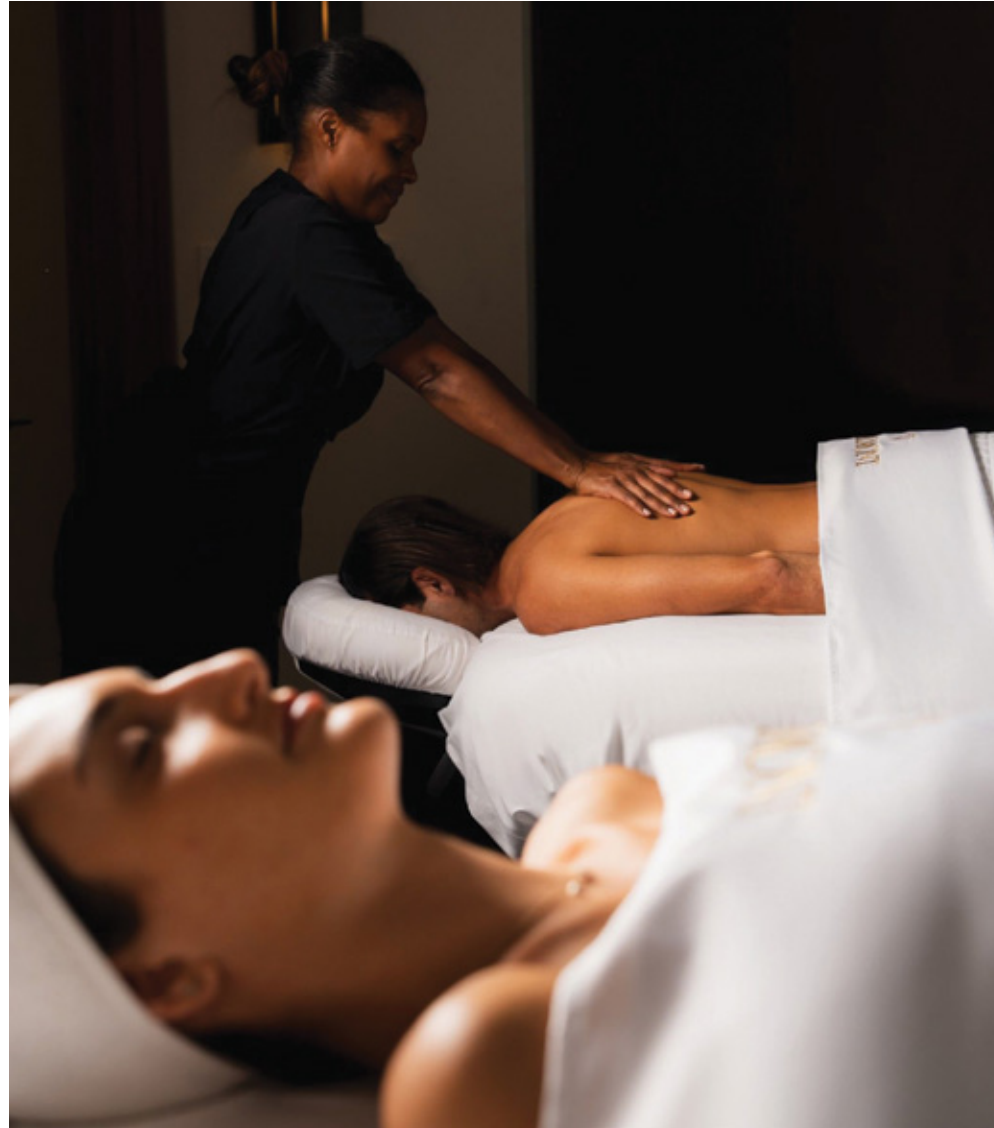






BRING WELLNESS
TO LIFE





PURE BEAUTY

The Spa at 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.



INDOOR/OUTDOOR SPA



LEGEND

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



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.







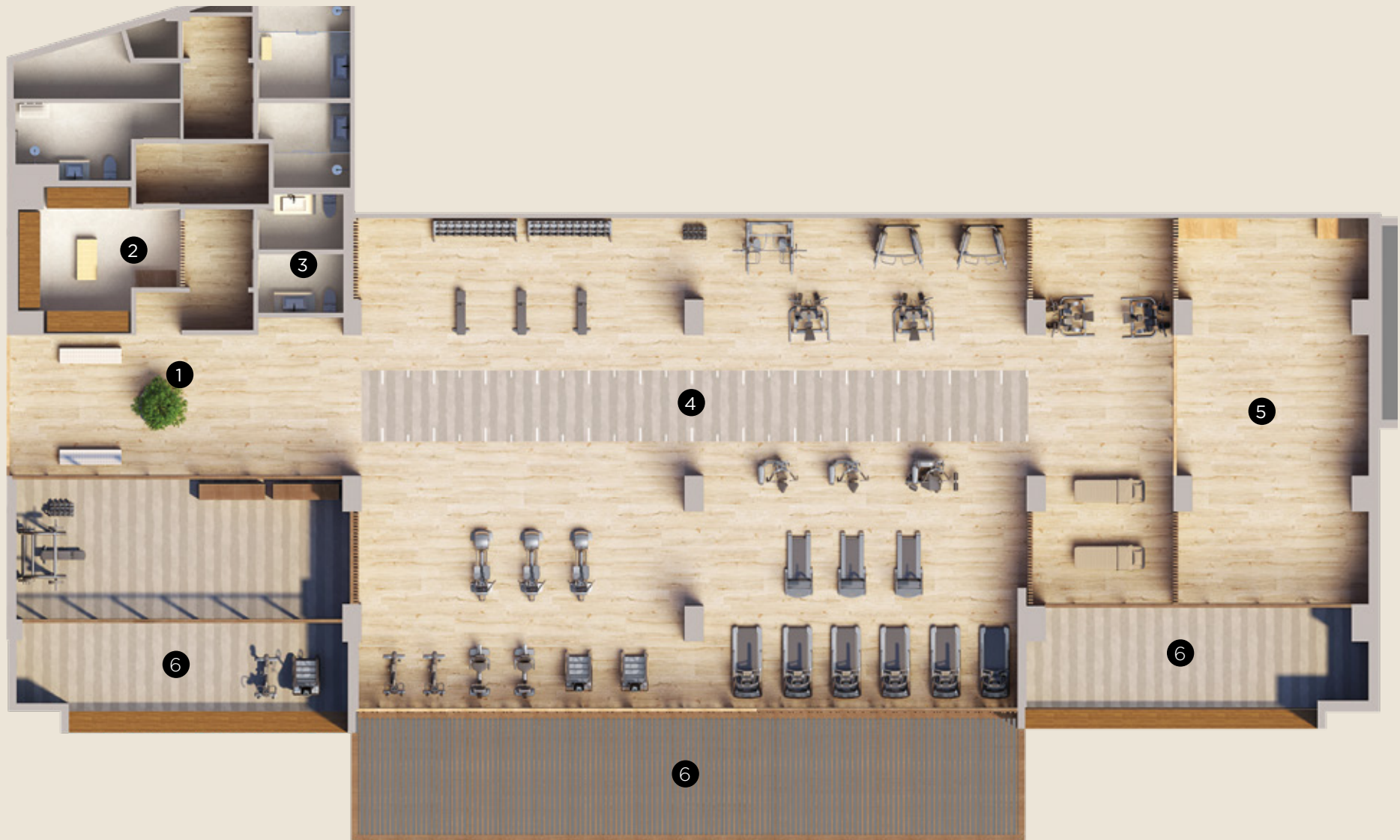




Movement at The Setai, St. Maarten is guided by light, landscape and intention. Thoughtfully designed fitness spaces open toward oceanfront views and natural materials create a calm yet focused environment for daily practice. Guests will have access to a full range of cardio and strength training stations, 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

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







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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, St. Maarten 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. Outdoor Terrace

3. Signature Restaurant









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.





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.





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.





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.







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.

THE DEVELOPER





A L T R E E

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.

A MEMBER OF



THE LEADING HOTELS
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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.











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