

The Development Opportunity in St. Maarten

Pointe Esprit is a site located on the Dutch side of St. Maarten and consists of 42 acres (170,000 square meters) of undeveloped hillside and ocean front land on Cay Hill at Little Bay Beach. The St. Maarten island government has approved the site for development of a **residential and resort community with a commercial/retail component**. (The Island Resolution outlining the entitlements can be viewed on our website. See "St. Maarten Document of Government Approval.")

The site is divided into eight (8) sections and can be subdivided for development in accordance with the government entitlements.. The landowner currently plans construction of a thematic Caribbean community of 17 single-family homes on Section E of the property.

Property Features

Planning & Entitlements: Government approvals have been granted for a master planned, mixed-use development on the 42+ acre **Pointe Esprit** site as outlined below.

- ***Residential, Duplex Homes** - 22 units
- ***Residential, Cluster Homes** - 45 units
- ***Residential, Single-family Detached Homes** - 39 units
- ***Residential, Custom Executive Villas**- 5 units
- ***Resort/Condominium/Fractional Ownership** - 225 units
- ***Office/Retail** - 3 level, 30,000 sq. ft. commercial center

Outstanding Location: The property is strategically located off the main connector road that links **Princess Juliana International Airport** with the capital city of **Philipsburg**. (Note: the site is approximately 1 mile from Philipsburg, 4 miles from the airport and 6 miles from Marigot, capital of the French side of the island.)

Pointe Esprit is also distinguished by its hillside terrain that offers spectacular views of the Caribbean, Philipsburg, Great Bay (the island's main port) and several neighboring islands. The property has 800 feet of ocean frontage adjoining Little Bay Beach.

Underground Utilities: Water, electricity, telephone, high speed Internet and CATV are available at on the site.

[An Update on St. Maarten's Business Climate](#)

St. Maarten is enjoying a renaissance. Tourism is strong again and businesses are booming. Development potential is better than ever because of favorable conditions and trends that were not prevalent five years ago:

- Residual pessimism from the hurricane siege of the second half of the 90's has dissipated. Damage sustained to the island's infrastructure has been repaired or rebuilt to new, higher standards. Existing properties have been refurbished and exciting new projects have begun.

- The harbor facilities at Great Bay have been expanded and improved for better servicing of the cruise industry, and cruise ship visitation is growing briskly on St. Maarten. Nearly **1.4 million** cruise passengers visited St. Maarten in 2004, just missing the all-time record set in 1990 (which we expect will be exceeded in 2005).
- St. Maarten's airport, which is served daily by international airlines and charters, is undergoing a major expansion slated for completion in 2006. This expansion will allow for greater capacity for larger planes and smoother traffic flow in the air and on the ground.

The local economy is revitalized, especially in the capital city of Philipsburg. With completion of the Great Bay beach restoration, the Front Street pedestrian mall, phase I of the new Great Bay boardwalk (with phase II planning underway), visitors have more and better opportunities for sight seeing, beaching, shopping, dining and nightlife.

- Construction financing and home mortgages are available at attractive rates for both local residents and non-resident buyers. This has helped to create a favorable environment for building in both the primary and secondary home markets as well as in resort development. Middle and upper class residents are experiencing a housing shortage. Tourism is booming and there is a shortage of hotel accommodations on the Dutch side, with hoteliers referring customers to properties on the French side of the island and elsewhere.
- Both the island government and the private sector have made substantial infrastructure investments - particularly roadways and utility systems - that appear to giving St. Maarten an edge when competing for outside investment capital.

In summary, the economic conditions on St. Maarten are conducive for major resort and residential development. With Pointe Esprit's ideal location and with government approvals and support, a unique island community can be created with components that will attract full time residents, second homebuyers and vacationing tourists. Local real estate brokers are bullish on sales potential because the build-out of this project can be accomplished while so many favorable conditions prevail.

For more detailed information and to view photos and site plans for Pointe Esprit, please visit www.pointeesprit.com or feel free to contact us directly.

Pointe Esprit Development, NV
 Mailbox 4386, Palapa Center, Building 30A
 Airport Road, Simpson Bay
 St. Maarten, Netherlands Antilles
 tel/SXM [011] 599-557-2100;
 tel/USA [001] 845-926-5622
 fax/USA [001] 440-325-5952
landsales@pointeesprit.com