



PORT DE PLAISANCE

HOTEL RESIDENCE



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# A NEW ADDRESS ON THE WATERFRONT

Port de Plaisance Hotel Residence is a new collection of hotel apartments set beside the marina of Cole Bay, on the Dutch side of Sint Maarten. Yachts glide past at the foot of the residence, the green hills rise behind it, and the island's beaches and airport are only minutes away.

The residence is part of the established Port de Plaisance resort, a secure gated estate with a barrier and a security post manned 24/7 at the entrance. Its restaurants, casino and country club, with tennis and padel courts and a fitness center, are all within walking distance.

Developed by FT Development, the project brings together the privacy of owning your own apartment and the comfort of hotel services. From studios to two-bedroom suites, every apartment is designed to be enjoyed as a home by the sea or offered to guests when you are away.



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# DESIGNED FOR AN EVERYDAY ESCAPE

At the heart of the residence, a lagoon-style pool with its own sandy beach invites you to slow down. Palm trees, loungers and parasols create a true resort atmosphere just steps from your door.

Beyond the pool, the whole resort is yours to enjoy. You can play a match of tennis or padel at the country club, train at the fitness center, dine at one of the restaurants, or spend the evening at the casino, all without leaving Port de Plaisance.



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# A WARM WELCOME

The lobby sets the tone:  
natural stone, sculpted walls inspired  
by the waves, soft lighting and comfortable  
loungue areas. A dedicated reception  
team greets residents and guests  
and takes care of every detail.



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## MANAGEMENT YOU CAN RELY ON

FT Development will appoint a dedicated management company for Port de Plaisance Hotel Residence. It will handle the rental of your apartment from start to finish: bookings, guest arrivals, housekeeping and maintenance. The same company will also manage the owners' association, from the upkeep of the common areas to the day-to-day running of the residence. With one trusted partner for everything, you can enjoy your investment with complete peace of mind.

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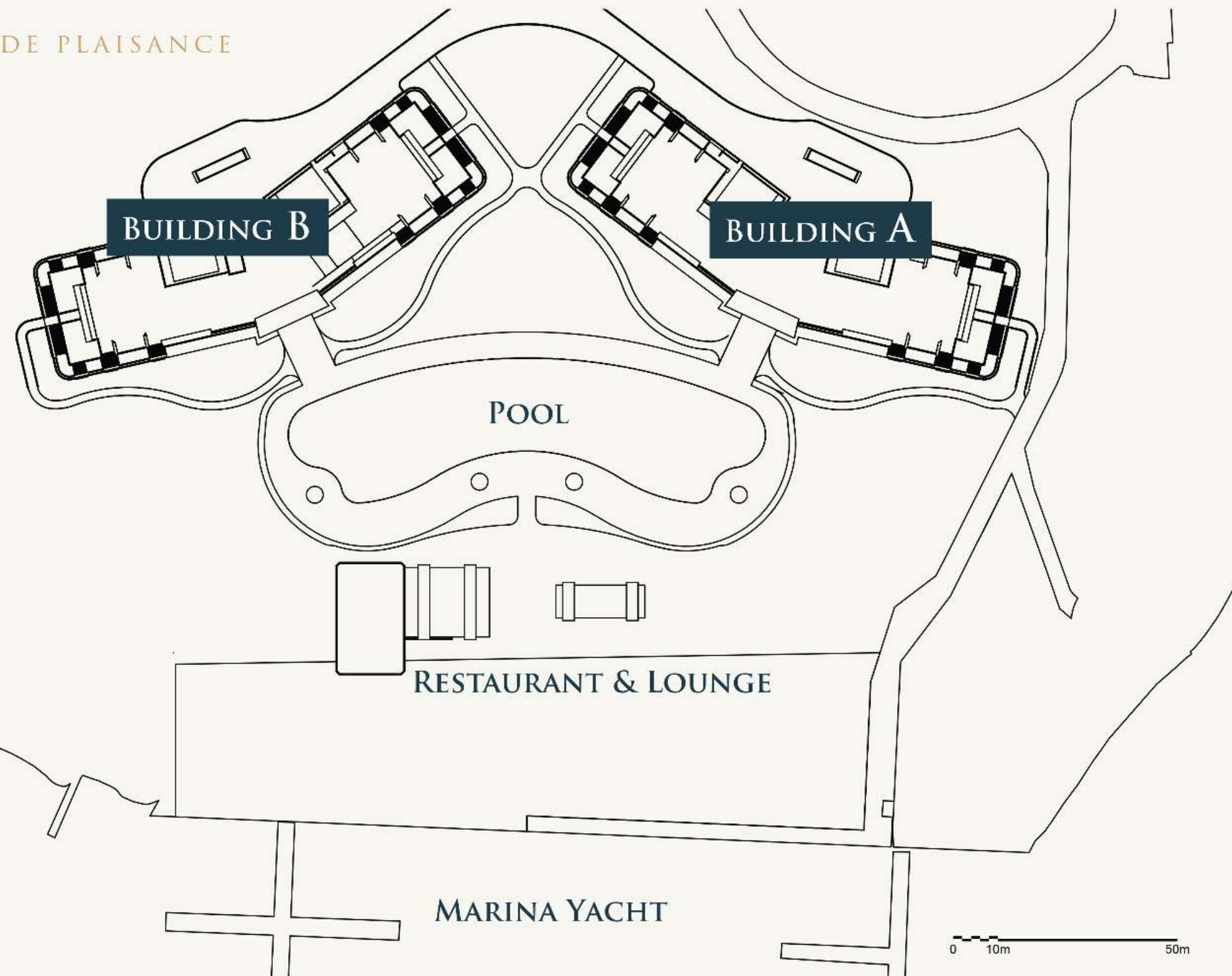
# GOLDEN HOUR BY DESIGN



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## PORT DE PLAISANCE



## BEYOND YOUR RESIDENCE A WORLD OF AMENITIES AWAITS

### YACHT CLUB

A prestigious private marina featuring over 70 slips accommodating mega-yachts, private boats, and heliport/jet access.

### CASINO & ENTERTAINMENT

A massive 25,000+ sq. ft. casino with 480 slot machines, 20 gaming tables, and a VIP room.

### SPORT & FITNESS

A fully equipped Life Fitness gym and sports complex offering yoga and fitness classes, plus 7 to 9 outdoor tennis courts (illuminated for night games) and padel courts.

### SPA & WELLNESS

A full-service luxury spa offering deep-tissue massages, hot stone treatments, facials, body scrubs, and an on-site hair salon.

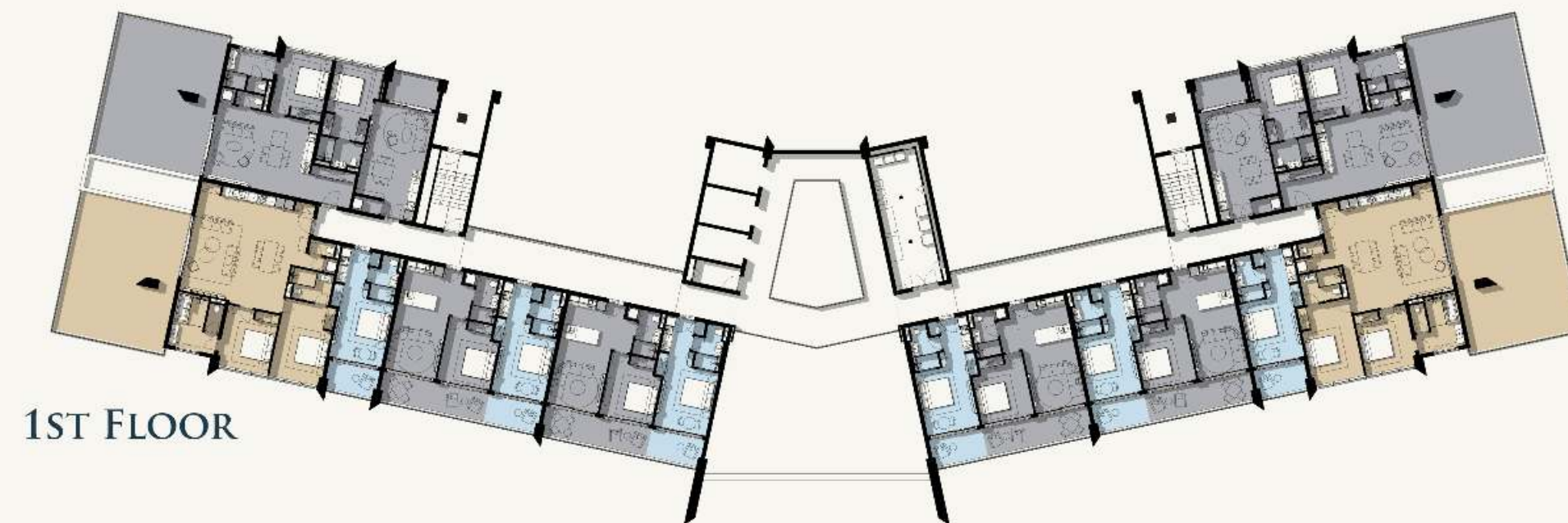
### DINING

Multiple on-site options including Mélange International Grill (tabletop BBQ), Asian-sushi cuisine, an Italian-French bistro, and a poolside bar.

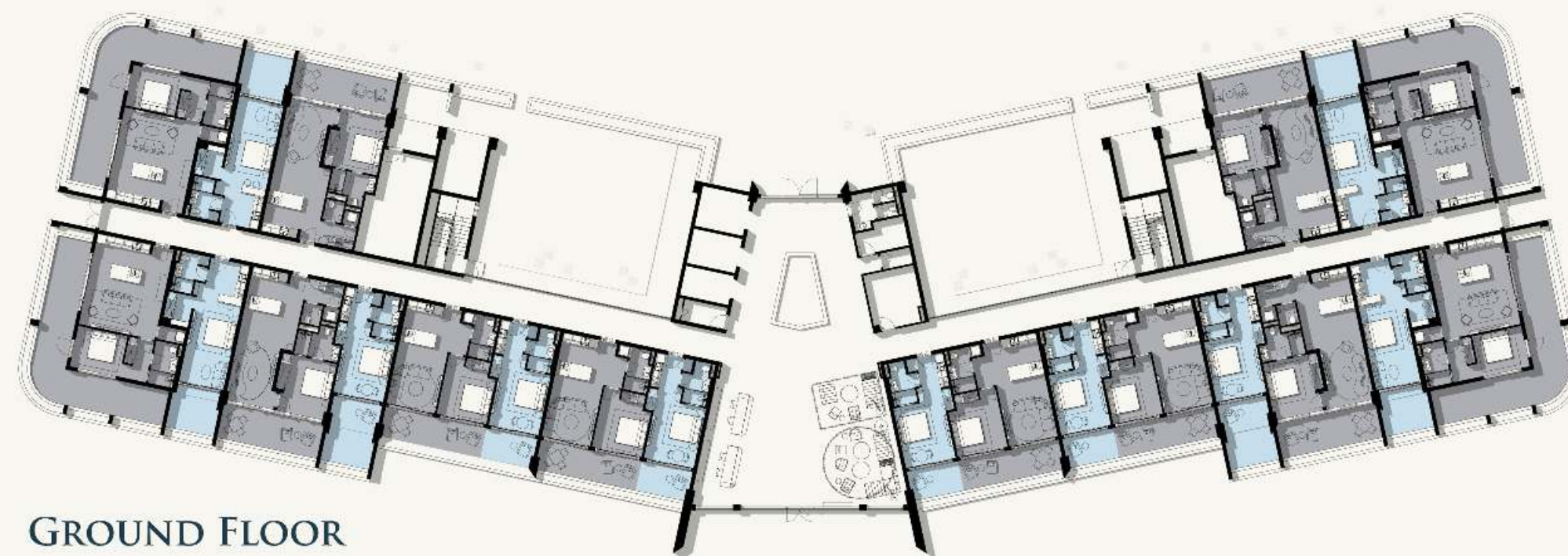
STANDARD  
ROOM  
STUDIO APARTMENT  
51  
X BUILDING

DELUXE  
ROOM  
1 BEDROOM APARTMENT  
70  
X BUILDING

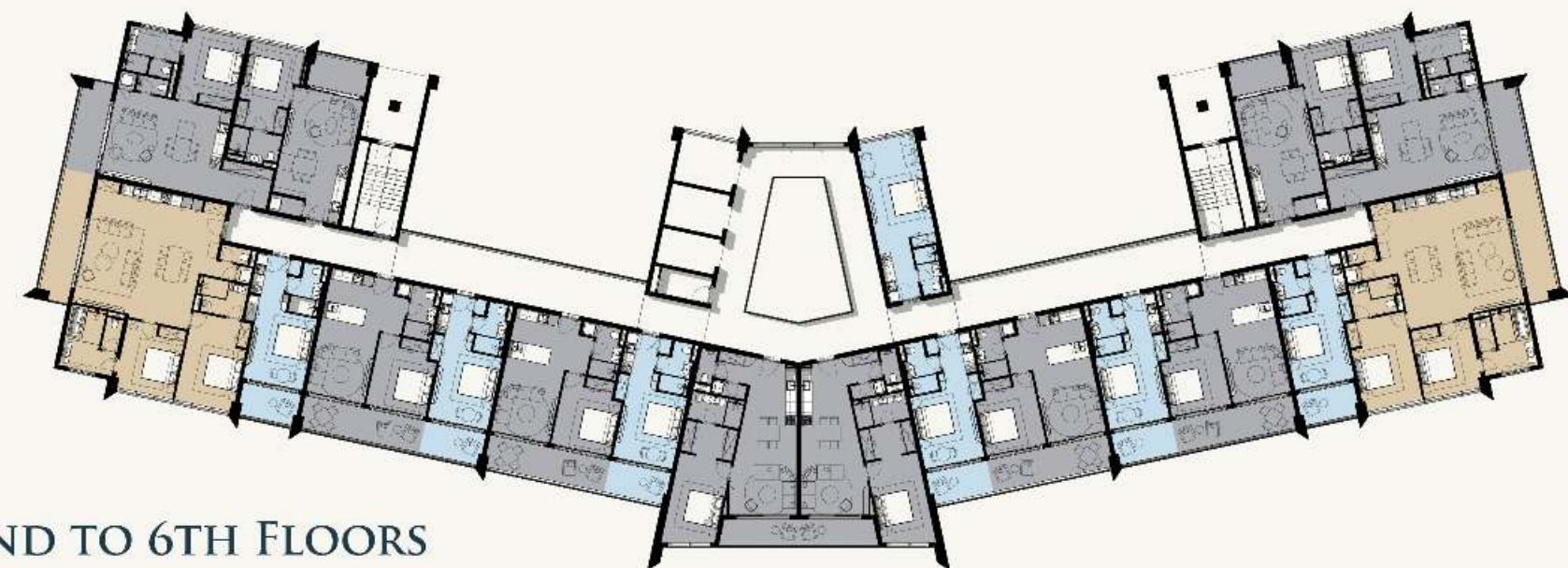
SUITE  
2 BEDROOM  
APARTMENT  
12  
X BUILDING



1ST FLOOR



GROUND FLOOR



2ND TO 6TH FLOORS



## STANDARD ROOM

### STUDIO APARTMENT

Bright and cleverly laid out, the studio brings together a sleeping area, a lounge corner and a kitchenette in one open space. Full-height windows lead onto a private balcony with views over the marina. The bathroom features a walk-in shower and refined finishes. An ideal pied-à-terre on the island, and an easy apartment to rent.

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## DELUXE ROOM

### 1 BEDROOM APARTMENT

The one-bedroom apartment offers a separate bedroom with built-in wardrobes and sea views, a living room opening onto a fitted kitchen and dining area, and a private balcony. A comfortable, well-proportioned home for couples or for longer stays on the island.



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## SUITE

### 2 BEDROOM APARTMENT

The suite offers two bedrooms, a generous living and dining area and a fully equipped kitchen, all opening onto a wide balcony with views over the marina and the lagoon. Space, light and comfort for families or friends travelling together.



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Based in Sint Maarten, FT Development designs and builds high-quality residences across the island. Its portfolio includes Fourteen at Mullet Bay, Aqua Resort, Dolce Beach Residence and The Hills Residence. With Port de Plaisance Hotel Residence, FT Development brings the same attention to detail to one of the island's finest waterfront locations.

