



## SEA, SUN & SAND ON SIMPSON BAY BEACH

### PROJECT DETAILS

<b>LOCATION:</b>	Simpson Bay Beach, St. Maarten, Netherlands Antilles
<b>SIZE:</b>	Property consists of two lots (mb # 101/1997 - 969 m <sup>2</sup> and Mb # 48/1980 - 372 m <sup>2</sup> ) totaling 1,341 m <sup>2</sup> / 0.335 acres
<b>BEACH FRONTAGE:</b>	Total beachfront width is 35.40 meters (116.82 feet)
<b>STRUCTURE SPECIFICS:</b>	One building with ten units all facing the beach. The first floor will consist of three 2 bedroom units; the second floor will consist of three 2 bedroom units; the third floor will consist of one 2 bedroom unit and two 3 bedroom penthouse units with roof top deck, entertainment room and master suite. The fourth floor will consist of one 3 bedroom unit. Units will be accessed by elevator and stairs.
<b>DEVELOPER:</b>	Mirage Beach Development Ltd.
<b>ARCHITECT:</b>	IXI Designs N.V.
<b>CONTRACTOR:</b>	Starocon N.V.
<b>ENGINEER:</b>	Independent Consulting Engineers N.V.
<b>EXCLUSIVE SALES &amp; MKTG. AGENT:</b>	Dream Homes N.V. Great Bay Marina Building Philipsburg, St. Maarten Netherlands Antilles
<b>NOTARY:</b>	Notary Schaepman & Speetjens
<b>FINANCIAL INSTITUTION:</b>	Windward Islands Bank