

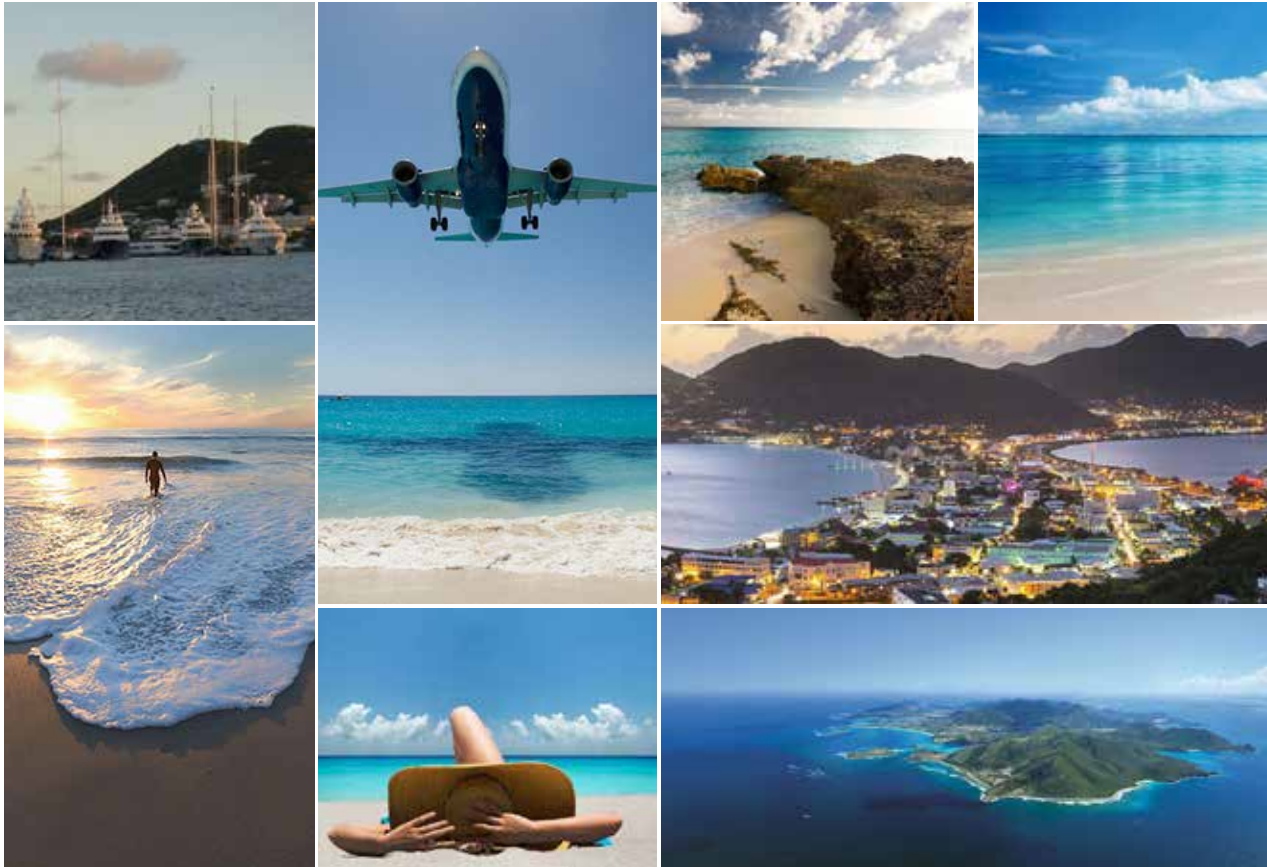


CORALITA BEACH

ST MARTIN



ST MARTIN / SINT MAARTEN



The island of St Martin forms part of the Leeward Islands, located in the North East Caribbean Sea.

This 87sq kilometre island is divided roughly 60/40 between the French Republic and The Kingdom of The Netherlands.

An island rich in cuisine, fashion and duty free shopping, tourism accounts for approximately 80% of the economy, and St Martin has long been a popular location with the UHNWI's and the circuit for the superyacht set.



Coralita Beach. One of the last remaining private beaches on St Martin.

CORALITA BEACH



Coralita Beach is a 20,000 m2 private, family owned and operated beach-front property located on the Eastern French side of St Martin, just 12 minutes from the Dutch capital of Philipsburg.

The private beach looks out onto the island of St Barts, with a natural reef protection offering calm and gentle waters in a quiet and secluded location and a protected natural reserve status.

The beach has new opportunities for flexible development with both long and short term multi-use leases available.

[View Aerial Footage Here](#)



Coralita Beach. A rare opportunity surrounded by beauty & nature.

LOCATION



Situated on the east coast of St Martin.

2 minutes to Oyster Pond marina, bars & restaurants.

12 minutes to the Dutch capital Philipsburg for the Port, luxury shopping, restaurants, casinos and nightlife.

10 minutes to Orient Bay for beach bars and restaurants.

16 minutes to Grand Case airport. (Frenchside)

35 minutes to Princess Julianna Airport. (Dutchside)

40 minutes to the French capital Marigot for luxury shopping and dining.

40 minutes by ferry to neighbouring St Barts. 11 minutes by air.

2hours 40 minutes flight time from Miami.

DEVELOPMENT



Beach-front Property over 20,000 m² / 5 acres

Private beach, family owned & operated

Multi-use, flexible development opportunities

Long term & short term leases available

10,000 m² for permanent structures

10,000m² for semi-permanent structures

8,000m² for temporary structures

LUXURY PRIVATE VILLAS

PERMANENT STRUCTURES



Located just two minutes from the affluent area of Oyster Pond, luxury villas are in high demand, and Coralita offers the perfect opportunity to develop a number of high-end properties up to two stories high, each with their own private section of beach.

BOUTIQUE HOTEL PERMANENT STRUCTURES



Coralita offers a rare opportunity to develop an exclusive, boutique hotel in a beautiful and secluded location, perfect for individuals looking for privacy on their vacation.

The close proximity to St Barts offers the superyacht set an alternative accommodation option, with easy travel between the islands.

BEACH CLUB

SEMI-PERMANENT STRUCTURES



Beach bars are the highlight of St Martin, but a gap remains for an ultra high-end beach club, specifically catering to a higher level of clientele. The location would be ideal for a global brand such as Nikki beach to make their mark in St Martin.

RESTAURANT SEMI-PERMANENT STRUCTURES



Cuisine is one of the leading tourism attractions in St Martin, specifically on the French side, where European style service and fare meets the colourful tastes of the Caribbean.

THREE ISLANDS NATURE RESERVE

TEMPORARY STRUCTURES



The Three Islands nature reserve is an area of protected beauty, offering a host of activities such as diving, paddle boarding, windsurfing, nature trails and hiking.

A number of temporary structures can be developed to cater to these activities.

KEY FACTS & FIGURES

- Ranked 1st in the 2016 Caribbean Tourism Quality Index. It was ranked 1st in culture, entertainment, sports and adventure and culinary experience by the 2016 Resonance Report.
- During the 2014/2015 cruise year, cruise tourism generated nearly \$423 in direct expenditures.
- In the same year, the cruise passengers who visited spent a total of \$354.7m and the estimated 377,390 crew who visited St Martin spent an estimated total of \$45m.
- In 2015, St Martin catered to approximately 1.9 million tourists.
- The island maintains a tax free status.
- There are five marinas in St Martin, with the largest offering berthing for 45 superyachts and megayachts of up to 109m.
- The island has a tropical monsoon climate, with dry season from January to April, and rainy season from August to December.
- Temperatures remain stable throughout the year with temperatures rarely exceed 34degrees and go below 20degrees, with an average temperate of 27degrees.
- The average sea temperature is 27.2degrees.
- Total average yearly rainfall is 1,047mm, with 142 days of measurable rainfall.
- Peak season starts around 30th Novemebr and ends around 2st June.



CORALITA BEACH | ST MARTIN | +1 721 5205200 | KYLESXM@GMAIL.COM