



# BELAIR PLAZA

PROJECT BROCHURE 2025



GLADIO MANAGEMENT BV



## Belair Plaza warmly welcomes:



"We shape our buildings; thereafter they shape us."

- Winston Churchill

- **Entrepreneurs** looking for prime retail spaces to establish restaurants, cafés, boutiques, and specialty shops.
- **Professionals** seeking customizable, strategically located office units, particularly suited to medical practices, legal firms, consultants, and corporate offices.
- **Investors** interested in high-yield, premium-quality real estate opportunities in Sint Maarten's vibrant and growing Little Bay area.
- **Residents** seeking modern, convenient, and centrally located living spaces, ideal for personal use or as a strong rental investment.
- **Medical Tourism Businesses** and **Healthcare Professionals**, leveraging proximity to the new General Hospital and SZV Headquarters.
- **Retailers and Service Providers** benefiting from exceptional visibility along the high-traffic Welgelegen Road.
- **Companies** needing adaptable office spaces close to Philipsburg, Indigo Bay, and Simpson Bay.
- **Environmental & Tech-Conscious Buyers**, attracted by Belair Plaza's sustainable design, smart home technology, and solar readiness.

We look forward to welcoming you to Belair Plaza—a community designed for thriving business, comfortable living, and successful investments.



# Introduction



**Belair Plaza** is a mixed-use real estate development located in Cay Hill, Little Bay, Sint Maarten. Designed to meet the needs of a growing community, the project combines modern architecture with functional spaces for commercial, residential, and office use. Belair Plaza is situated in a rapidly developing neighborhood, close to shopping, healthcare, and recreational facilities, offering incredible lifestyle opportunities.



**Design** of the building effects a bold circular layout that seamlessly integrates form and function. A central courtyard along Welgelegen Road serves as a vibrant communal hub, while the curved rear facade enhances privacy for residents and ensures efficient access and circulation. The architecture prioritizes ventilation, natural light, diversified views, and versatile spaces to support a variety of uses.



**Features** at Belair Plaza reflect a commitment to sustainable, forward-thinking design. Every element is tailored to enhance daily life, from accessible amenities to energy-efficient solutions, fostering a dynamic community environment. These features come together to create a space that not only serves its users but also sets a new standard for thoughtful development.

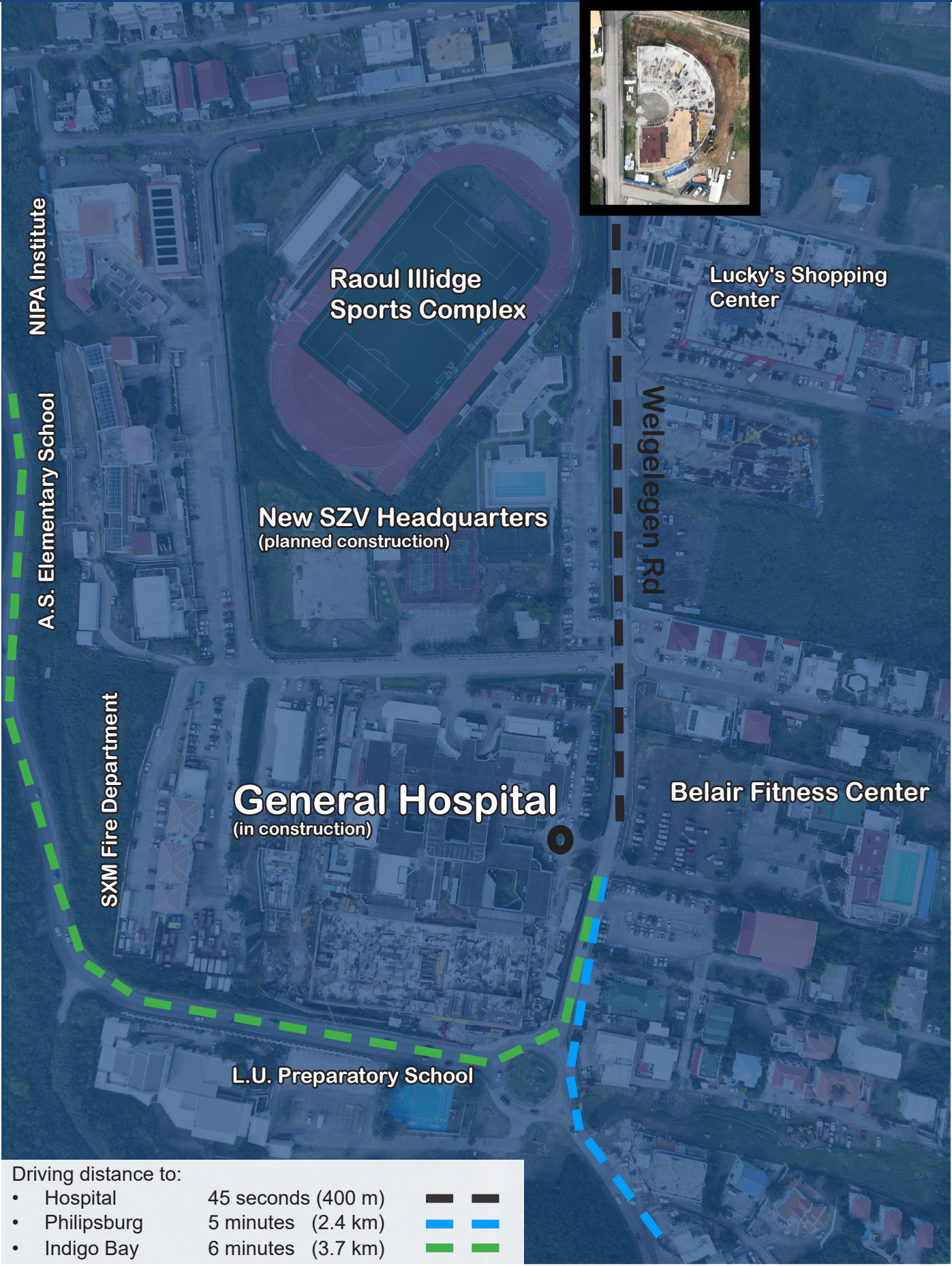
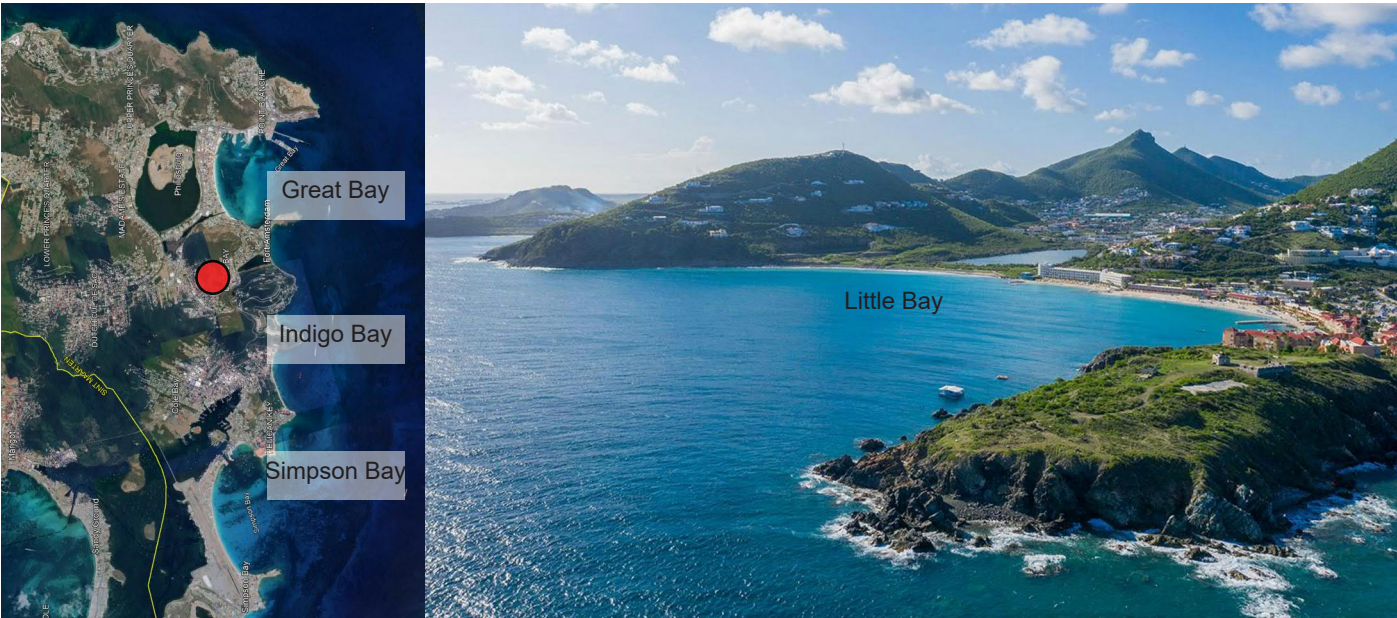





Common Areas	Commercial Areas	Residential Areas
<p><u>Landscaped Courtyards:</u> Thoughtfully designed open spaces serve as vibrant gathering hubs, blending social connection with the convenience of on-site dining and essential services.</p>	<p><u>High Visibility:</u> Prime 75-meter frontage along Welgelegen Road ensures exceptional exposure, strategically positioned between Philipsburg and Indigo to attract high foot traffic.</p>	<p><u>Spacious &amp; Light-Filled Interiors:</u> Large impact windows and 8' sliding glass doors maximize natural light, creating bright, airy living spaces designed to complement modern lifestyles and comfort.</p>
<p><u>Ample Accessibility:</u> Conveniently located parking with 70 spaces, paired with a dedicated transportation stop shelter along the main road, to enhance connectivity for visitors and tenants alike.</p>	<p><u>Customizable Vanilla Shell</u> Delivered with painted walls, LED lighting, tiled floors, and utility provisions, ready to be tailored to your business needs.</p>	<p><u>Turnkey with Premium Finishes:</u> Move-in ready homes featuring sleek ceramic tile floors, fully equipped kitchens and bathrooms, and smart thermostats for ultimate comfort.</p>
<p><u>On-Site Amenities:</u> Thoughtfully integrated conveniences such as incl. secure elevator, backup generator, a common bathrooms to simplify everyday life.</p>	<p><u>Optional Solar Readiness:</u> Rooftop areas are designated, and conduit shafts are pre-installed, for future solar integration offering businesses the flexibility to implement energy-efficient systems.</p>	<p><u>Smart Features:</u> Cutting-edge convenience options such as automated locks, smart lighting, and centralized rental management provide secure, hassle-free living experiences.</p>



# Location

Little Bay is a rapidly growing district with key establishments such as the new General Hospital (under construction), SZV Headquarters (planned construction), Raoul Illidge Sports Complex, Carrefour Supermarket, Learning Unlimited School, and more- all within proximity to Little Bay Beach. The developing neighbourhood of Cay Hill serves as a hub for sports and healthcare, offering the convenience of major services and a central location between Philipsburg and Indigo Bay.



Driving distance to:		
• Hospital	45 seconds (400 m)	
• Philipsburg	5 minutes (2.4 km)	
• Indigo Bay	6 minutes (3.7 km)	



# Product Offering

## Residential, Commercial, & Office Units For Sale



Belair Plaza offers a balanced mix of residential, commercial, and office spaces, designed to create a vibrant and interconnected community. Residents support the ground-floor businesses, while the commercial spaces bring convenience and energy to daily life, seamlessly blending modern living, working, and leisure.



**10 Prime Commercial Spaces** on ground floor with a landscaped courtyard on Welgelegen Road. Perfect for restaurants and retail, it promises high foot traffic and a select tenant mix, making it an excellent investment for quality businesses.



**17 Adaptable Office Units** near the future SXM General Hospital, minutes from Philipsburg and Simpson bay. These vanilla shell spaces can be customized and expanded, making them a smart choice for businesses seeking valuable investment or rental income in a prime location.



**16 Spacious One & Two-bedroom Units**, perfect for individuals or management staff, ready for immediate move-in. Located centrally with high-end amenities, it's ideal for those targeting the growing rental market, especially in the medical tourism industry, or for those seeking practical accommodation.

### Target Buyer Mix:

- Entrepreneurs looking to establish outstanding operations.
- Professionals seeking adaptable offices near key institutions.
- Friendly residents wanting modern, well-connected homes.



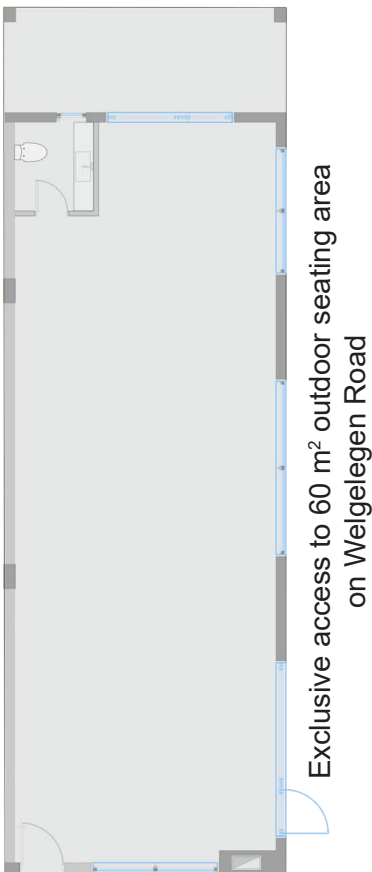


# Level 1 Retail



The First floor features 12,380 ft<sup>2</sup> of prime retail and dining spaces, thoughtfully designed to attract high foot traffic and create a vibrant commercial hub. Anchored by a beautifully landscaped courtyard, this level offers unmatched visibility along Welgelegen Road.

Customizable vanilla shell units come with painted walls, tiled floors, airconditioning, grease trap readiness for restaurants, and provisions for lighting and private bathrooms. For added convenience, common bathrooms are also available for customers. Need more space? Flexible structural design allows adjacent units to be seamlessly combined. Plus, we offer architectural services to bring your vision to life.

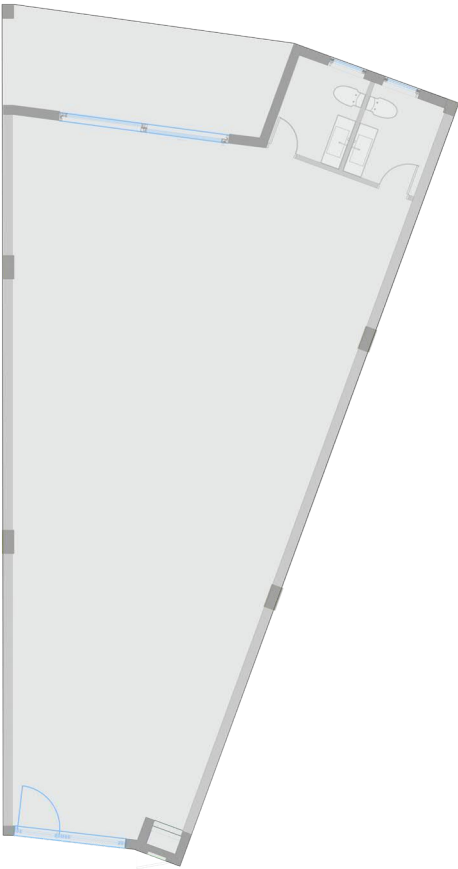


## Unit Type A

98 m<sup>2</sup> | Prime retail space along Welgelegen Road, ideal for a restaurant or similar use. Features exclusive access to a 60 m<sup>2</sup> outdoor seating area for chairs and umbrellas along Welgelegen Road.  
2021 Appraised Rental Potential (By ICE NV): \$3,200 per month  
Estimated Rental Potential: \$4,000 per month



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## Unit Type B

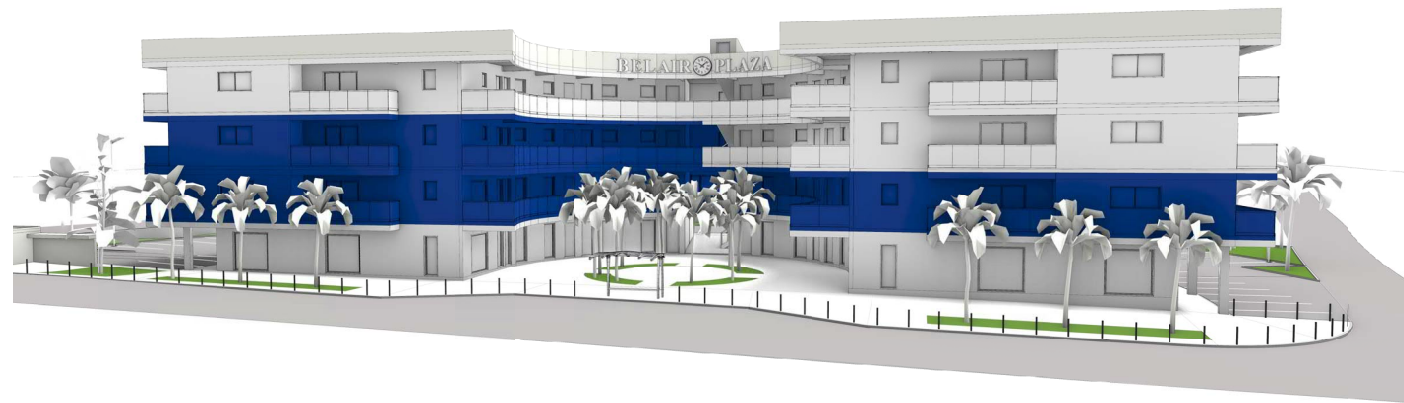
115 m<sup>2</sup> | Spacious unit in the courtyard area, perfect for boutique retail, a bakery, or a café, with customizable interiors and shared access to outdoor seating in the beautifully landscaped courtyard area.  
2021 Appraised Rental Potential (By ICE NV): \$3,290 per month  
Estimated Rental Potential: \$3,600 per month



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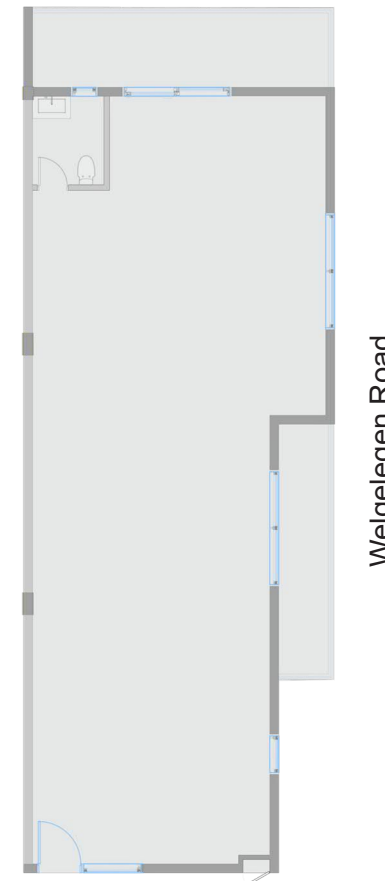
# Levels 2-3 Offices



The Second & Third Floors offer premium office spaces designed to meet the needs of modern professionals. Strategically located near the General Hospital, Philipsburg, Indigo Bay, and Simpson Bay, these floors provide unmatched connectivity for businesses seeking a central hub.

Delivered in vanilla shell format, offices include painted walls, tiled floors, airconditioning, and private bathrooms. Need a terrace? Select units feature private outdoor spaces to elevate your workspace. The flexible structural design also allows for combining adjacent units, ensuring your office grows with your needs.

Designed to adapt to your business needs, Belair Plaza offers a functional and connected workspace for professionals.

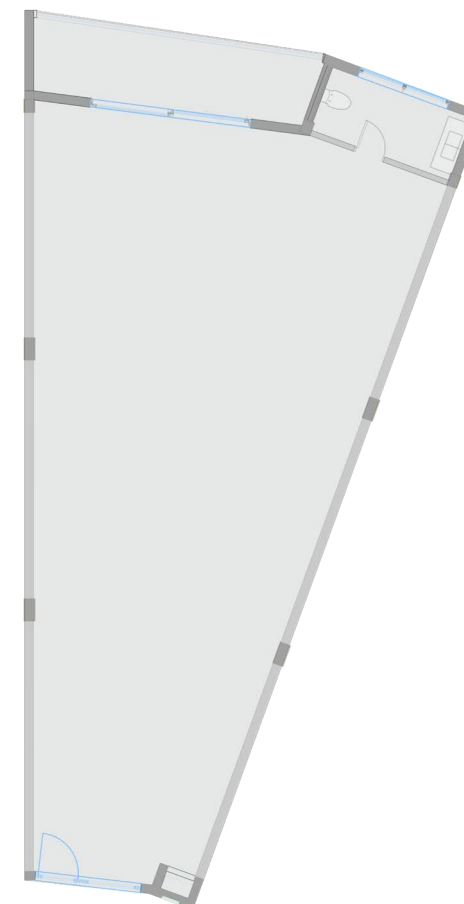


## Unit Type C

124 m<sup>2</sup> | Office unit with private bathroom and 2 terraces (18 m<sup>2</sup>)  
2021 Appraised Rental Potential (By ICE NV): \$3,750 per month

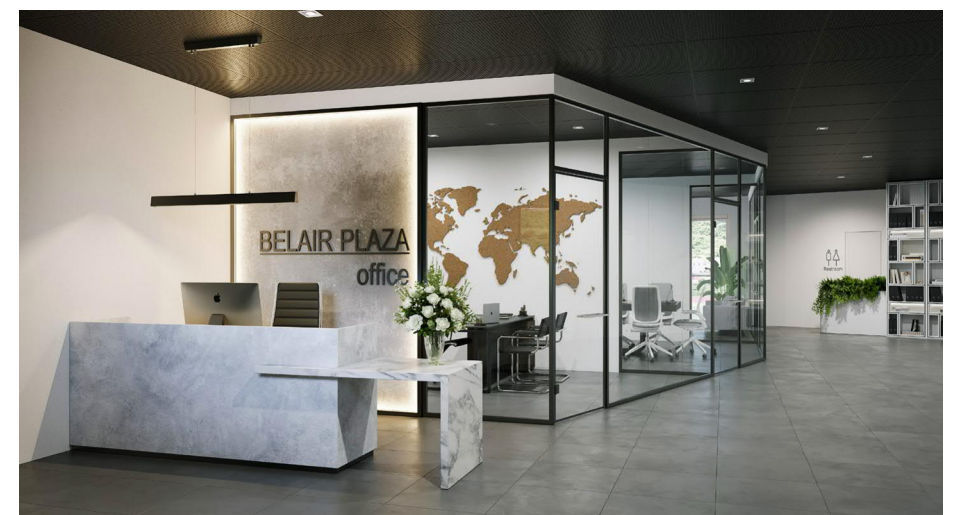


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## Unit Type D1

129 m<sup>2</sup> | Office unit with private bathroom.  
Type D1-A is with Terrace (9 m<sup>2</sup>)  
Type D1-B is without Terrace (larger interior)  
2021 Appraised Rental Potential (By ICE NV): \$3,600 per month



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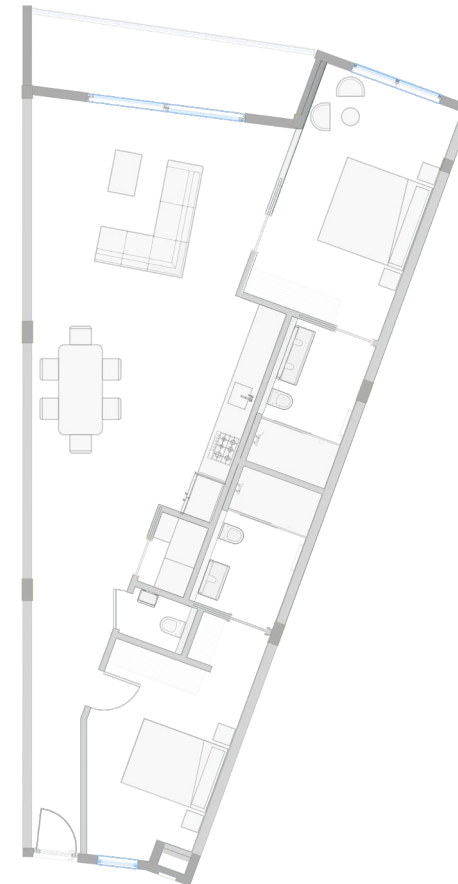
# Levels 3-4 Residential



The Third & Fourth floors feature premium residential apartments designed to elevate comfort, convenience, and modern living. These turnkey 1- and 2-bedroom units cater to stylish homeowners, business owners seeking management housing, and investors targeting the growing rental market.

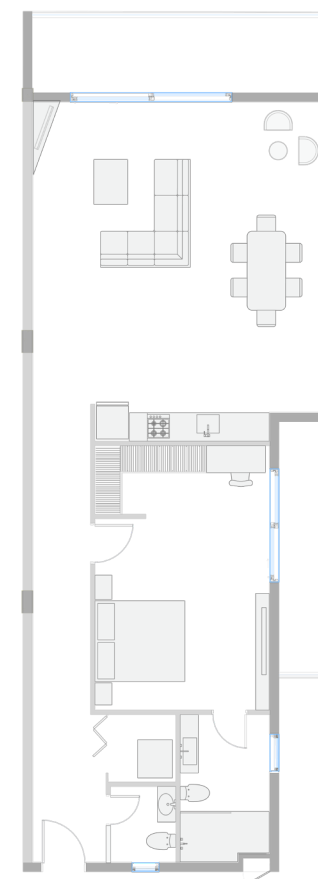
Crafted with attention to detail, each unit comes move-in ready with high-quality finishes, including solid-core doors, porcelain tile floors, and fully equipped kitchens and bathrooms with premium fixtures. All units include laundry rooms, guest powder rooms, and private terraces.

Discover a lifestyle that combines modern design with practicality—explore the possibilities of Belair Plaza’s residential offerings.



## Unit Type E1 2 Bed/ 2.5 Bath

129 m2 | Features a master bedroom with en-suite, a second bedroom with private bath, guest bathroom, wash closet, terrace, kitchen, and living room. Located in the interior of the building.  
2021 Appraised Rental Potential (By ICE NV): \$2,400 per month



## Unit Type F 1 Bed/ 1.5 Bath

124 m2 | Includes a spacious bedroom with en-suite bathroom, guest powder room, laundry room, two terraces, kitchen, and living room. Located on the main roadside with vibrant views.  
2021 Appraised Rental Potential (By ICE NV): \$2,300 per month



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# Project Timeline



## Update 04-10-2025:

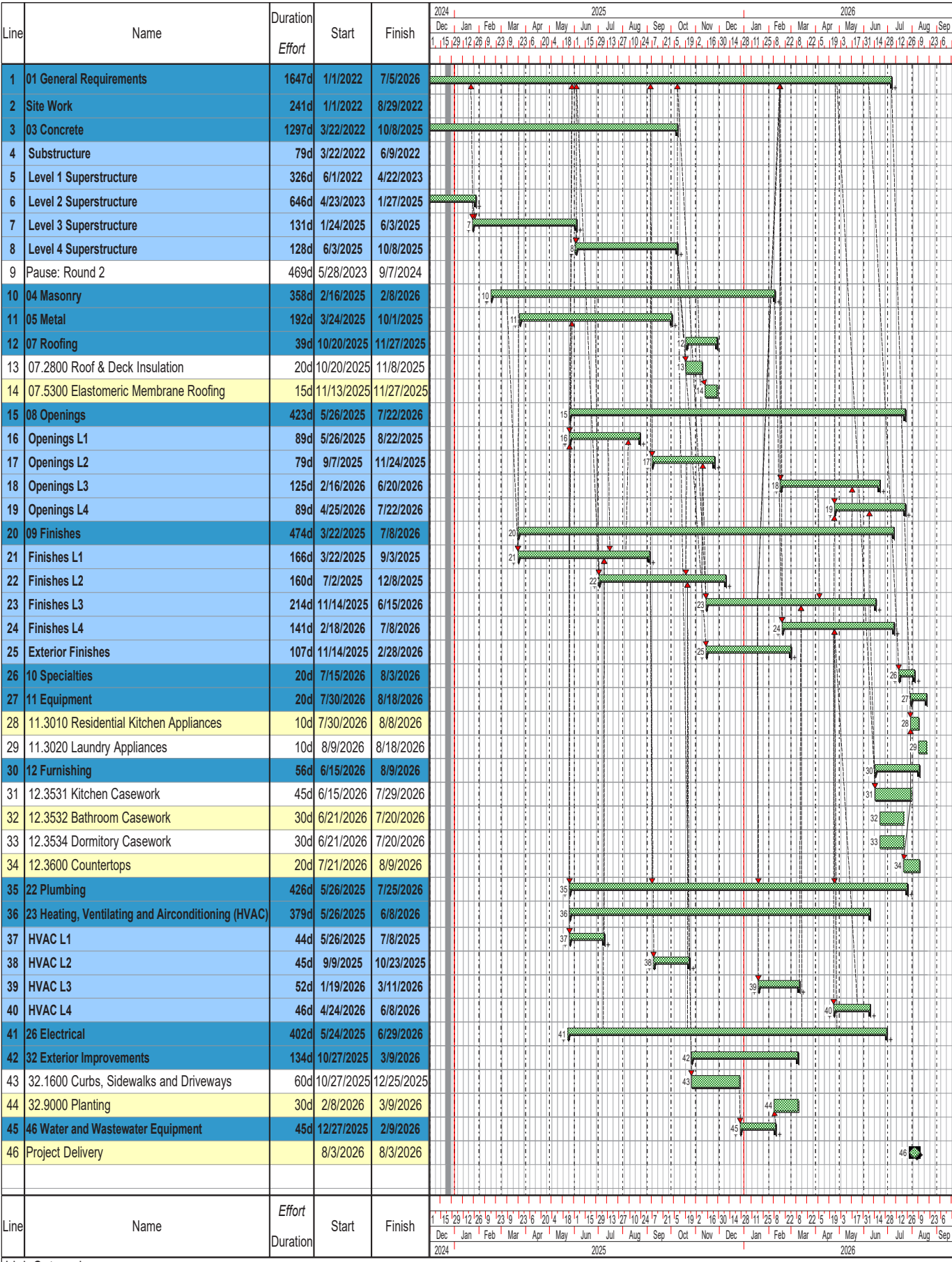
Construction at Belair Plaza is advancing steadily, with major milestones already achieved. At the time of writing this document, the structure at Level 2 is complete, and works on Level 3 are underway.

With a focus on quality craftsmanship and timely execution, the project remains on track for completion in August 2026, transforming Belair Plaza into Sint Maarten’s premier mixed-use development.

Inquire with us for the latest updates.



Baseline September 2024:



This tentative schedule is for illustration purposes only and may be subject to change.





# FAQ



The Belair Plaza Homeowners Association (HOA) is integral to ensuring the smooth operation, maintenance, and management of the complex. It was established under the Deed of Division and operates according to its Bylaws, providing a structured framework to safeguard the interests of all property owners.

Here are the highlights:

**Purpose:**

- Manage and maintain all common areas, such as courtyards, elevator, parking, landscaping, and utilities.
- Ensure a safe, harmonious, and well-maintained living and working environment for residents, business owners, and visitors.
- Enforce rules and regulations to promote a high standard of property care and community living.

**Key Functions:**

- HOA Board: Oversees daily operations, compliances, and financial management. Requires owner approval for expenses exceeding \$5,000. Meets at least twice a year to make decisions on complex-wide matters.
- Annual Budget: Approved during owner meetings, detailing contributions for maintenance, repairs, and improvements.

**HOA Fees:**

- Residential approx \$2.77/m2 | Offices approx \$3.06/m2 | Retail approx \$467/month. These fees cover:
- Insurance for the building structure and common areas, covering risks like fire, storm, and liability.
- Maintenance of elevators, landscaping, parking, and other communal facilities.
- Utilities for shared spaces and security measures, including surveillances systems.



**Standard Payment Terms**

Buyer places a 10% deposit at the Notary's escrow account at signing of the Sales & Purchase Agreement, to be held in escrow until Closing. Additionally, a 10% progress payment is due at completion of the unit's structure. The remaining 80% balance is due at delivery (and title transfer) of the unit.

**Can I Finalize My Purchase With A Mortgage?**

Yes! The standard payment plan is designed to align with typical bank mortgage terms. After the buyer has made their deposit, the bank will finance the remainder portion of the purchase price due at delivery of the unit (at terms that are negotiated between the buyer and their bank).

**What are the community rules?**

The HOA enforces rules for a harmonious community, covering noise control, pet management, parking, garbage disposal, elevator use, decorations, use of common areas. and safety guidelines. For a full list of rules, a copy of the Deed of Division (DoD) and HOA Bylaws is available upon request.

**Can I lease my unit?**

Yes, leasing is permitted, but tenants must sign the HOA bylaws prior to the lease's commencement. Owners remain responsible for HOA obligations, including fees and compliances with rules.

**Are there any restrictions on the use of the property?**

Yes, the Deed of Division prohibits certain activities, such as the operation of nightclubs, casinos, or other establishments deemed unsuitable for the community's residential and professional environment.

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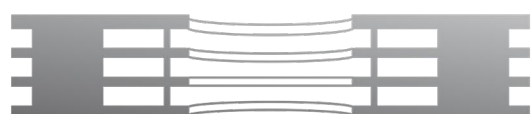
**Estimated ROI Calculation**

Unit Type		Surface Area	Avg. Price	Appraised Rent (y)	Association Fee (m)	Yield
RETAIL						
Ground Floor	A	98 m²	\$474,000	\$38,400	\$467	6.92%
	B	115 m²	\$465,000	\$39,480	\$467	7.29%
OFFICES						
Second Floor	C	124 m²	\$412,000	\$45,000	\$380	9.82%
	D1	129 m²	\$408,000	\$43,200	\$395	9.43%
Third Floor	C	124 m²	\$383,000	\$45,000	\$380	10.56%
	D1	129 m²	\$377,000	\$43,200	\$395	10.20%
RESIDENTIAL						
Third Floor	E1	129 m²	\$363,000	\$25,200	\$357	5.76%
	F	124 m²	\$354,000	\$27,600	\$343	6.63%
Fourth Floor	E1	129 m²	\$374,500	\$28,800	\$357	6.55%
	F	124 m²	\$363,500	\$31,200	\$343	7.45%

**What makes Belair Plaza a great choice?**

Belair Plaza combines modern design, convenient amenities, and a vibrant location, making it ideal for both residential and professional use. It's an investment designed for a balanced and connected lifestyle.





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