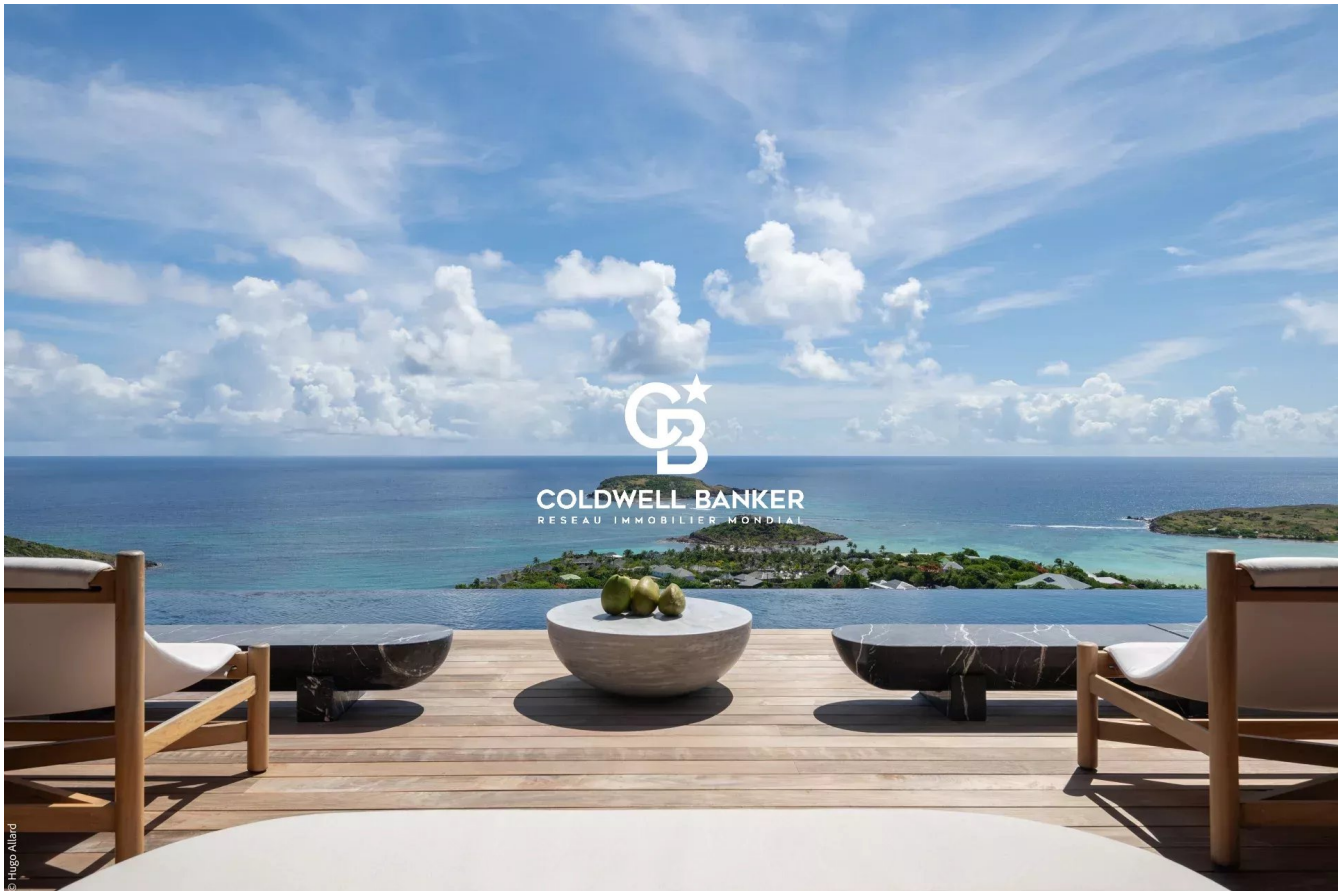


Maison Saint-Barthélemy 658 m<sup>2</sup>

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SALE PRICE : 36 400 000 €

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## DESCRIPTION

There are places that transcend superlatives, properties shaped as if to redefine the very essence of ultimate luxury.

This 648-square-meter estate, composed of two independent houses perfectly integrated into the landscape and set before one of the island's most breathtaking panoramas, belongs to that rare category of creations that mark a generation and become references.

### Architecture of Sovereign Precision

Here, every line, every material, every perspective reveals total mastery of space and light.

Mineral concrete, exotic wood and natural stone unite with a purity reminiscent of the world's great contemporary signatures.

Open volumes, fluid circulation and subtle symmetry create an almost instinctive balance, the kind achieved only by the most accomplished architectural works.

### Interiors of Remarkable Elegance

The estate features seven refined suites, each bathed in natural light and designed to disappear into the sea.

A true children's room, conceived as a living space of its own, offers six built-in bunk beds in a warm, inviting atmosphere.

An independent staff bedroom ensures discreet and seamless management of the residence.

The interior decoration, coherent in every detail, reveals an impeccable sense of taste: bespoke furnishings, noble textures and a serene, understated sophistication.

Every room conveys the same feeling of inevitability, the quiet certainty of a luxury that does not need to proclaim itself.

### A Unique Celebration of Water

With two heated pools, including a fifty-two-meter infinity pool that stretches like a horizon line, the property seems suspended between sky and sea.

At its heart lies a lush aquatic garden animated by a gentle waterfall and inhabited by Japanese koi fish, creating a sanctuary where Asian serenity meets the tropical magic of St. Barths.

Swings suspended above the water introduce an unexpected touch of poetry, a rare emotional luxury impossible to imitate.

### Living Spaces of Exceptional Scale

The dining area, framed by sculptural wooden structures, opens to the ocean like a living painting.

Expansive terraces extend the architecture outward, inviting life to unfold seamlessly indoors and out.

The professional kitchen, the elevator and the bespoke amenities are conceived to offer absolute comfort

without compromise.

## An Experience Beyond the Notion of Property

This estate is not simply an exceptional villa.

It is the most accomplished expression of luxury in St. Barths.

A place that cannot be replicated.

An architecture that cannot be reproduced.

A level of refinement that positions this residence in a category of its own, known only to the world's most discerning collectors of extraordinary homes.

Here, luxury is not a concept.

It is an undeniable truth.

## FEATURES

|                  |          |       |                      |           |     |
|------------------|----------|-------|----------------------|-----------|-----|
| Property type:   | Maison   | Area: | 658.0 m <sup>2</sup> | Elevator: | Oui |
| Number of rooms: | 11 rooms |       |                      |           |     |

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

