



CUL DE SAC • SINT MAARTEN

Kenepa Garden Estate

Brochure & Price List • Q4 2026

A development by M&M Development N.V.

Artist's impression



WELCOME

A green, peaceful place to call home

Kenepa Garden Estate lies in the Cul de Sac basin, behind the Emilio Wilson Park and next to St. John's Estate. The estate was designed by Dutch landscape architect Bruno Doedens. The street will be lined with trees and lush greenery, making Kenepa Garden a truly green neighborhood.

The lots are generously sized, with room for a family home, a swimming pool and a garden to grow your own fruit and vegetables. The quiet dead-end street lets children bike and play safely, with schools, the Emilio Wilson Park and the Jose Lake Ballpark close by.

Supermarkets such as Cake House, Carrefour and Cost-U-Less, Windward Islands Bank and other everyday facilities are just minutes away. Yet Kenepa Garden remains a peaceful place, away from the noise, where you can relax and recharge after a day's work.

We warmly invite you to join us and become part of the Kenepa Garden community.

Agnes, Myrtille & Mervyn Brookson

Artist's impression

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OUR VISION

Built together. Built to last.

In memory of Henri Brookson, founder of Kenepa Garden Estate

Kenepa Garden Estate began as the vision of our late father. He imagined more than a collection of lots: a green, harmonious neighborhood where every home contributes to the whole: tree-lined streets, natural stone walls, gardens instead of parked cars, and homes built with care.

That vision only becomes reality if all of us hold to it. Every owner who builds here helps create the estate. Our guidelines and regulations are comprehensive by design, to ensure that you will live in the neighborhood of your dreams. Consistency is what makes a place beautiful, livable and valuable, and it is what will set Kenepa Garden apart from every other neighborhood on the island.

We ask every buyer to embrace this vision with us. Together, we will make it real.



Room to live, to grow, to breathe.

Artist's impression



THE ESTATE

29 lots, one neighborhood

Most lots are approximately 880 m². Lots alongside St. John's Estate are gently sloping and easy to build on; the hillside lots are elevated, with excellent views over the Cul de Sac basin.

21 lots are intended for a single-family home, with room for one studio or one-bedroom apartment as part of the house. The remaining 8 lots are for apartment buildings. Lot 1 is already complete; the others are offered to buyers who will build to the same plan: four apartments over two floors, each with 3 bedrooms, 3.5 bathrooms, underground parking and visitor parking in front.

±880 m²

typical lot size

21

single-family residential lots

50%+

of every lot stays green

4

apartments per apartment lot

Lot 1 - completed

Built to a higher standard

From the road beneath your feet to the cables underground, everything is done properly from day one, so every owner builds on a solid, future-proof foundation.



Concrete road

A durable 8-inch concrete dead-end road with a walkway along one side.



Underground utilities

All infrastructure runs underground, with no overhead wires.



Street lighting

Street lights will illuminate the estate at night.



Camera security

Cameras will watch over the safety of all residents.



Gated community

A private, gated estate for residents and their guests.



Homeowners' association

Owners jointly safeguard quality, upkeep and the guidelines.

BUILDING TOGETHER

Our shared standards

Every owner builds under the same design and building guidelines, set out in full in the Sales & Purchase Agreement.

They are comprehensive by design, to safeguard the comfort and well-being of everyone who lives here. Consistency is what keeps Kenepa Garden beautiful, livable and valuable, for every owner, for years to come.

01

Natural stone front walls

Every property has a natural stone front wall, creating one uniform, timeless streetscape.

02

Parking on your own lot

Provide ample parking on your own property. Keeping the road and verges free of parked cars keeps the street safe and green for everyone.

03

Respect the footprint

A single-level home may cover up to 30% of the lot, a two-level home up to 25%. At least half of every lot stays green.

04

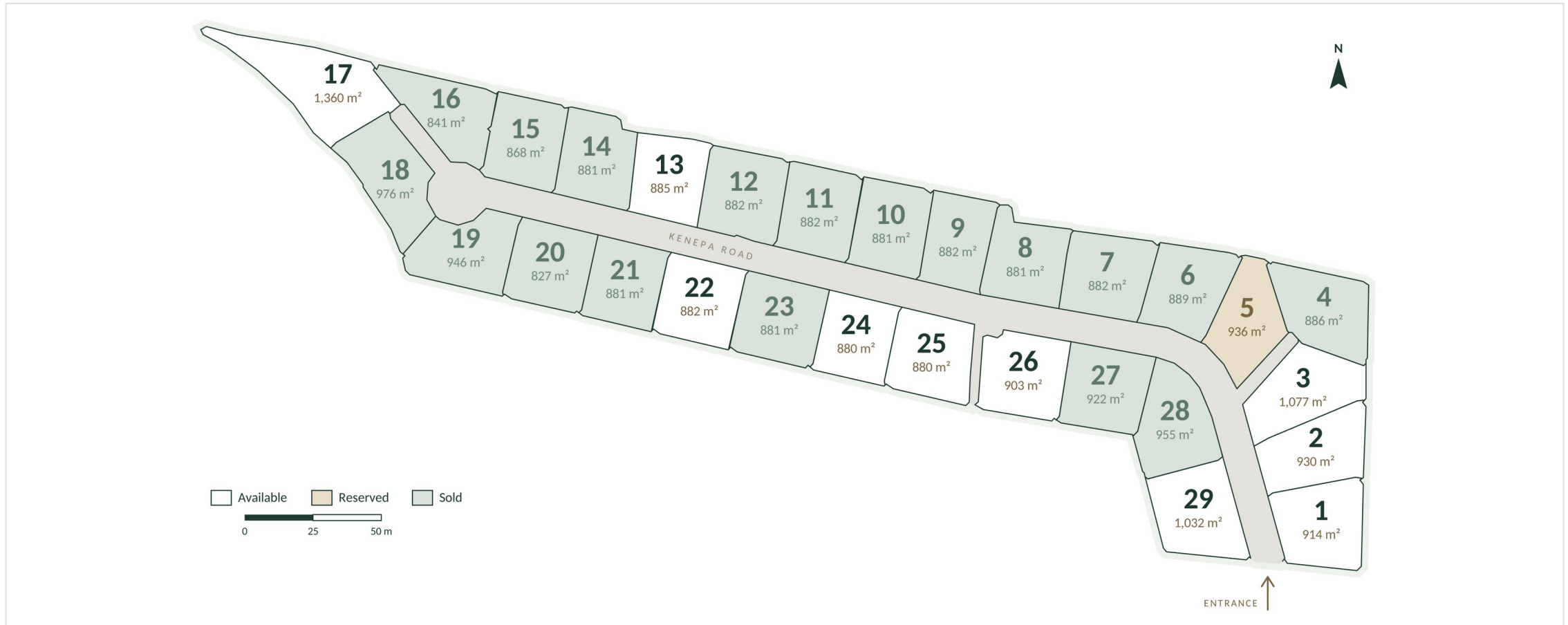
Build to the approved plan

Each home is built as approved, with only the units the lot allows, so the neighborhood keeps its character over time.

These are highlights only. The complete guidelines form part of every Sales & Purchase Agreement and are available on request.

SITE PLAN

29 lots in the Cul de Sac basin



Lots are numbered counter-clockwise, starting with lot 1 at the entrance. Indicative drawing; lot sizes per Kadaster survey.

Available 1 · 2 · 3 · 13 · 17 · 22 · 24 · 25 · 26 · 29 **Reserved** 5

Available lots

Lot	Size (m ²)	Price (USD)	USD / m ²	Zoning	Status	Notes
1	914	\$1,596,000	—	Apartments (4)	For sale	Incl. completed building
2	930	\$218,550	\$235	Apartments (4)	For sale	Building permit in place
3	1,077	\$253,095	\$235	Apartments (4)	For sale	Building permit in place
5	936	\$219,960	\$235	<i>Apartments (4)</i>	<i>Reserved</i>	<i>Building permit in place</i>
13	885	\$177,000	\$200	Residential	For sale	
17	1,360	\$312,800	\$230	Apartments (4)	For sale	
22	882	\$176,400	\$200	Residential	For sale	
24	880	\$176,000	\$200	Residential	For sale	
25	880	\$176,000	\$200	Residential	For sale	
26	903	\$180,600	\$200	Residential	For sale	
29	1,032	\$232,200	\$225	Residential	For sale	

Prices in US dollars and subject to change.

CONTACT

Let's talk

Come walk the street, picture your garden and find the lot that feels like home. Give any of us a call or drop us a message, and we'll happily show you around.



Myrtille Brookson

Myrtille.Brookson@gmail.com
+1 (819) 531-4359

Mervyn Brookson

mbrookson@brookson.nl
+31 6 5200 7638

Agnes Brookson

+1 (721) 520-1951

Milan Milenkovic • Architect

milan@smiles-studio.com
+590 690 42-1811



M&M Development N.V. • Kenepa Garden Estate, Cul de Sac, Sint Maarten