

MEGÈVE

MONT-BLANC - FRANCE 74



L'ALTIMA

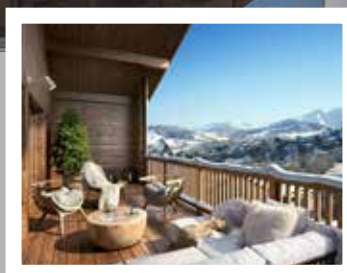
Resort 4 Saisons

MEGÈVE (74)

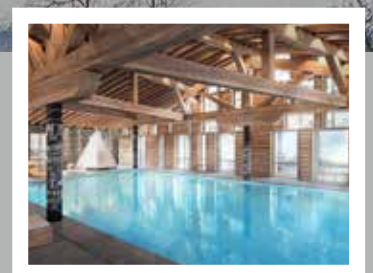
#ALTIMA #CRT5* #EMOTIONRANGE #DADDYPOOL



Spacious and welcoming
apartments



Authentic and comfortable
chalets



Wellness area
Concierge services

EVASION MONT-BLANC AREA

Before the advent of winter tourism, Megève was predominantly a peaceful farming village where the residents benefited from a rich and fertile soil. The location of Megève, from the Celtic name "Mageva" which means the village built on water, is suited to agriculture, but not only that... In fact, the first tourists had already visited Megève in the 19th century. Many pilgrims visited the Calvaire sanctuary and so began the arrival of the first tourists seeking the clean mountain air.

The village grew slowly up until the Savoie region joined France.

A ski resort was born.

The first ski competition was created in 1914 and many photos show the village's discovery and development during this time. Farmers created ski slopes – nearly all of them would be tested out.

Through her writing, a female journalist drew attention and new energy to the village. She would go on to become a Grande Dame of Megève through her influence. Mathilde Maige-Lefournier was a mountaineer originally from Chambéry. In November 1913, she wrote an article for 'La Montagne' review entitled "Megève or the glory of skiing" which praised the skiing in Mont d'Arbois and Rochebrune.

One day she said to a hotelier in the village "I believe that Megève was created for skiing and skiing invented for Megève". This spotlight would greatly influence the village and make it a top spot for winter sports. The arrival of the Rothschild family on Mont d'Arbois further accelerated the development of skiing in Megève. For them it was about building a French competitor to the Swiss ski resort of Saint-Moritz. The desire was to create a winter sports resort which would be a symbol of the French way of life. From the beginning, Megève was very sought after with the highest royalty staying at the resort.

The village farmers invested in the Rochebrune area, notably with the construction in 1933 of the first cable car to be used by skiers, the famous "benne rouge".

In 1923, the Megève Sports Club was created which would later see some great champions emerge from its midst. Emile Allais, a child of the country, became a triple medallist at the World Ski Championships in Chamonix in 1937.

The famous Aallard fuseau ski pants were invented here in 1930.

This creative energy made the resort a talking point and its rise became dazzling.



How to get here



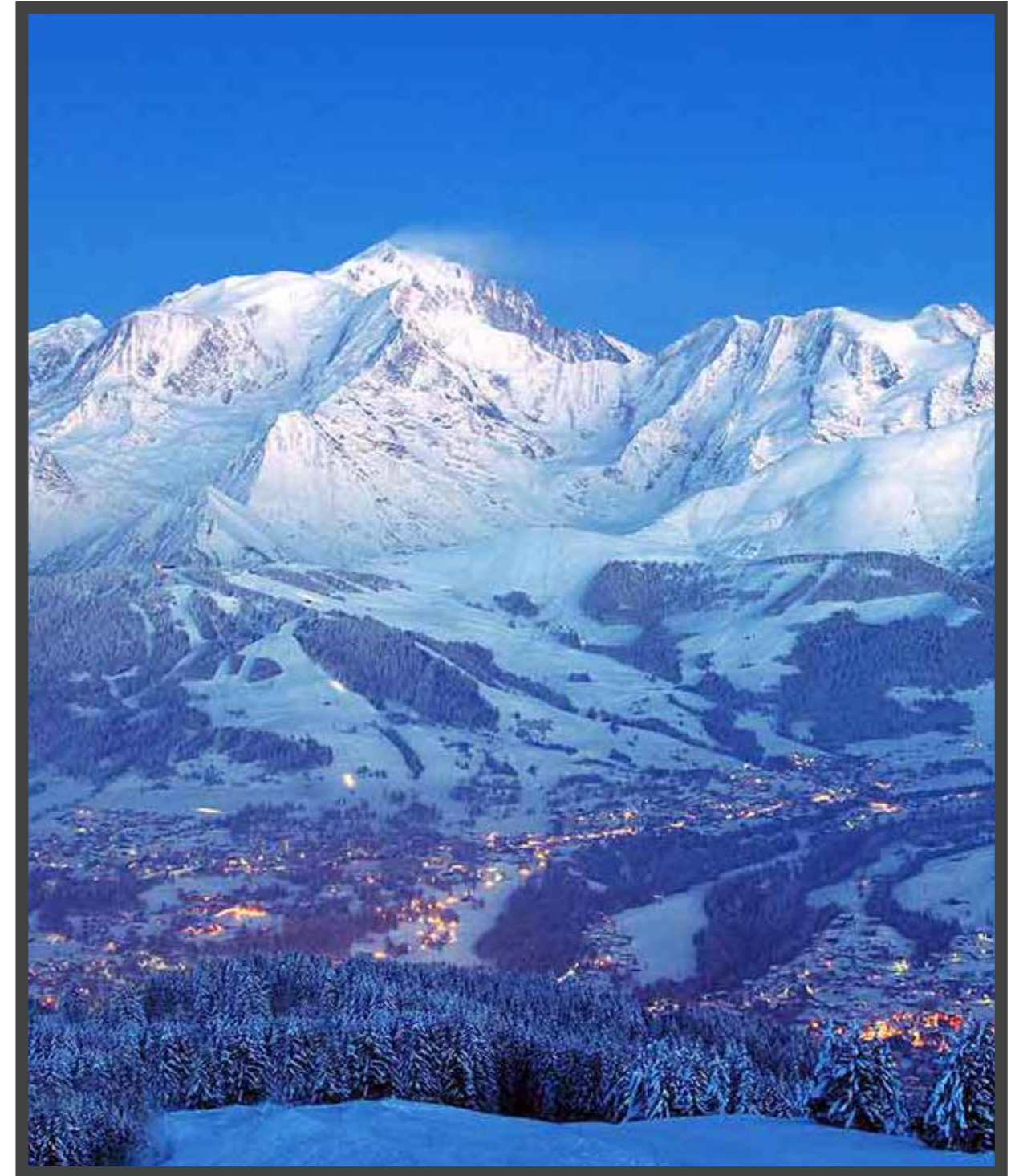
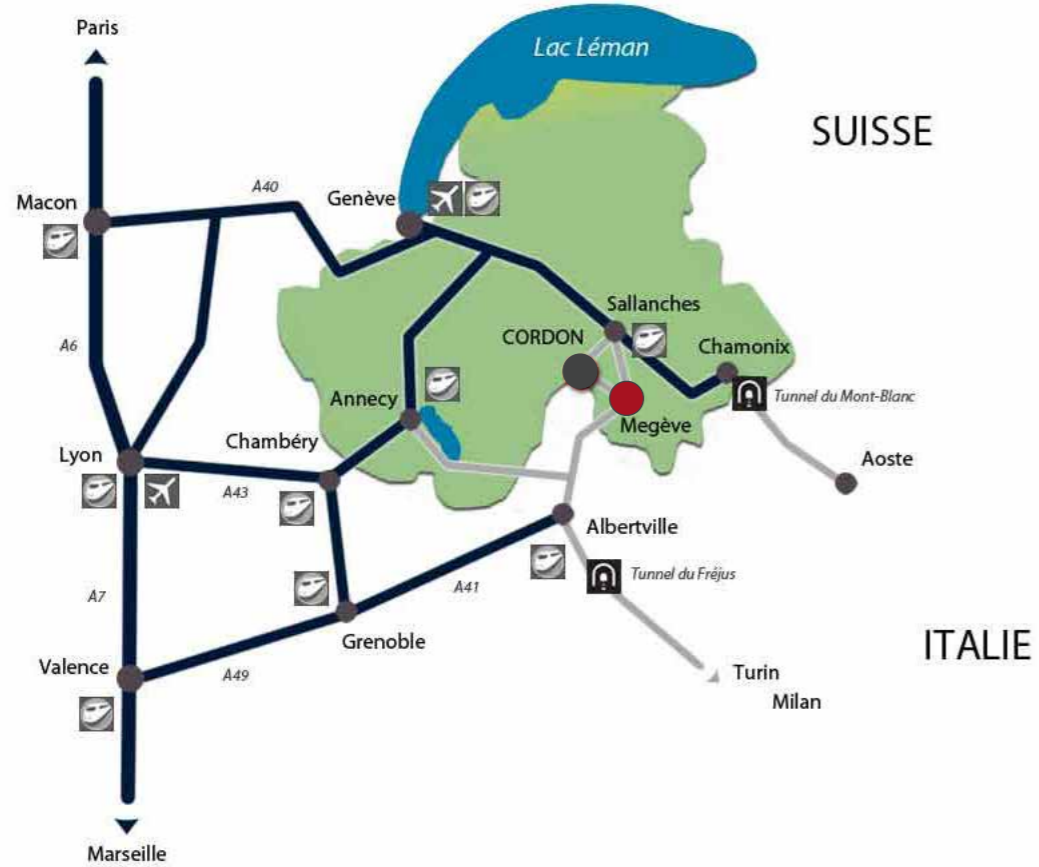
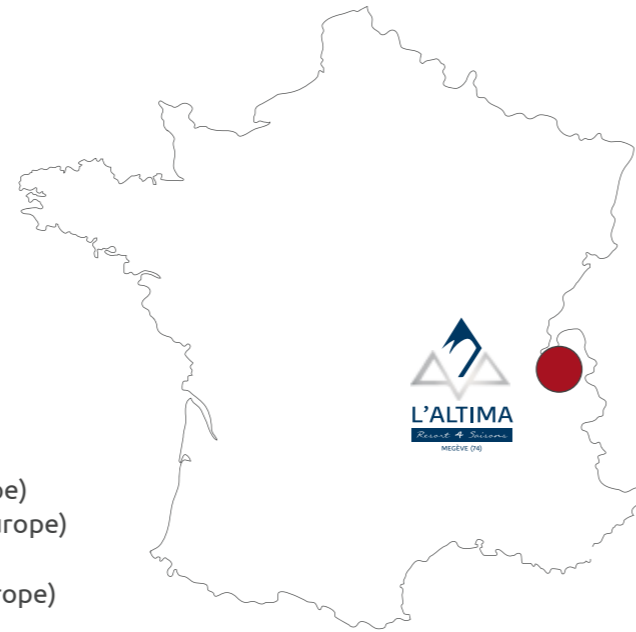
Autoroute A43 Albertville
D1212 for 32 km
Autoroute A40
Exit Sallanches



Sallanches station
12 km from Megève
Direct TGV train on weekends in winter.
Frequent bus transfer service
to the resort departing from Sallanches.



Anney: 75 mins (flights from within France and Europe)
Chambéry: 77 mins (flights from within France and Europe)
Geneva: 73 mins (international flights)
Grenoble: 94 mins (flights from within France and Europe)
Lyon: 2 hrs 27 mins (international flights)



At 1113 m, Megève is an authentic Alpine village which has preserved its identity whilst creating top-of-the-range services that are very much appreciated by today's clientele.

You cannot fail to be moved by this quintessential Haute-Savoie village. Nestled in the heart of Mont Blanc country in an exceptional setting, with an extraordinary history and heritage, Megève has a soul which goes far beyond the images we have of this unique location. An ambassador of local gastronomy, visited again and again by Michelin starred-chefs, this is a destination that is alive all year round. The cultural and sporting events provide a rhythm to local life and no one can escape the emotions that Megève stirs in us all. Thanks to its residents, Megève says as it lives. The charm of this truly flourishing village centres around its main square with its medieval appearance, its old quarters and narrow lanes, shady squares brightened with fountains and lavoirs: the mark of alpine architecture which knows how to respect its history.

Several luxury boutiques and local shops, bars and Michelin starred restaurants are located right in the heart of the village if you wish to go for a stroll or go out for the evening during your stay.

A friendly environment, gastronomy, well-being and sportsmanship all make this an unmissable destination with a history to tell and an atmosphere to share.

PROFILE

BENEFITS AND BEST PLACES



ALTITUDE:
1113 m to 2350 m



LOCATION:
Grand Massif



CHARACTERISTICS:
Ideal location
A charming village
Ambassador of alpine gastronomy



ACTIVITIES:
4-Season Resort
Multi-activities



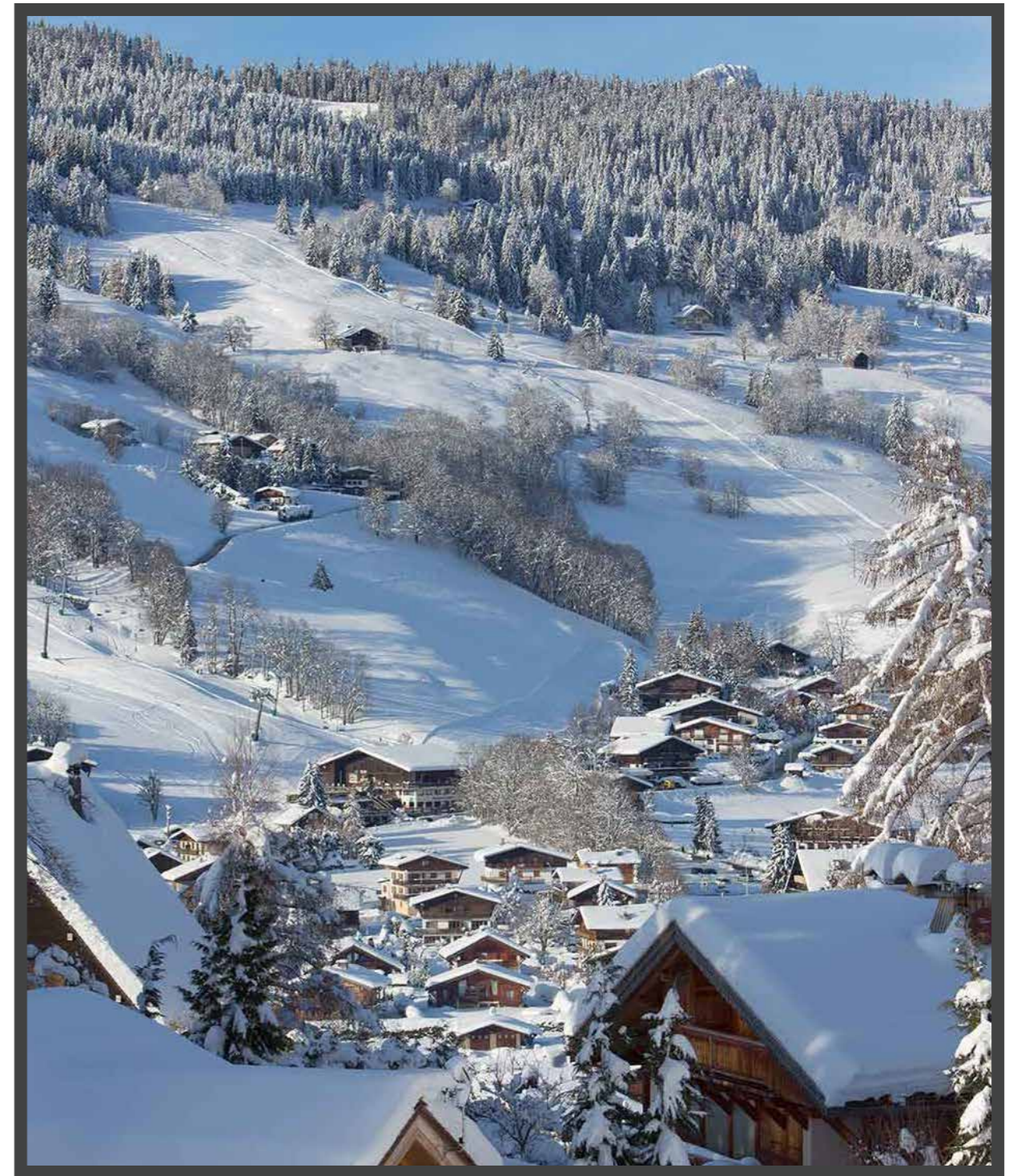
LABEL:
Family +
Best of the Alps
Nordic France
Top of the French Alps

BENEFITS:
Chic clientele
Extra-ski activities befitting the greatest resorts

BEST PLACES FOR EATING OUT:
L'Alpette at the top of Rochebrune
Le Baboutch on the Mouillettes run
La Folie Douce in Mont Joux
Le Coucou Cafe at the altiport
For the gourmets: L'Idéal 1850 and le Super Megève

BEST PLACES FOR EATING OUT AND BARS:
The 540 Café, in Jaillet
Déli's corner
The Café 2 la Poste
The Délirium in Rochebrune

FINE DINING:
1920
La table de l'Alpaga
Prima
Flocons de sel



1,2,3... strap in!

2 areas:
Evasion Mont Blanc + Les Portes du Mont Blanc



400 km of runs



238 ski runs



101 Cable cars

GREEN RUNS
38

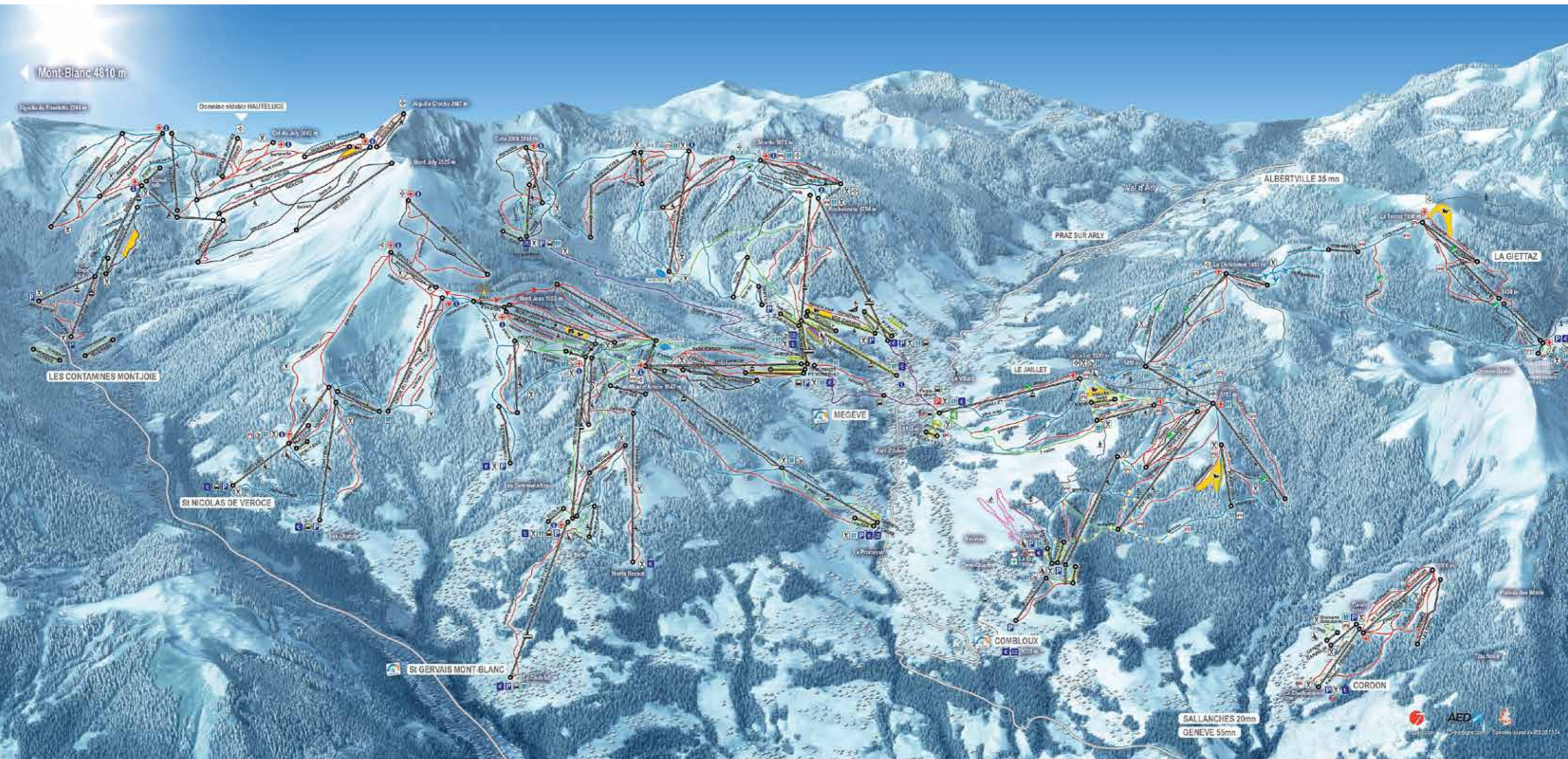
BLUE RUNS
65

RED RUNS
82

BLACK RUNS
34

LES PORTES DU MONT-BLANC = Combloux + Megève Le Jaillet + La Giettaz + Cordon (not linked by ski lifts)
100 km of ski runs
69 cable cars
68 ski runs

EVASION MONT-BLANC = Les Portes du Mont-Blanc + Megève + Saint Gervais + Saint Nicolas de Véroce + Les Contamines Montjoie (not linked by ski lifts)





Each winter, Megève welcomes and/or organises several large sporting and cultural events which it would be a shame to miss during your stay:

- Tree lighting: The unmissable rendez-vous which launches the season and everyone attends (in December)
- The great odyssey: The most difficult dog sledding race in the world, a real adventure which crosses the Alps over more than 1000 kilometres (in January)
- The BMW polo masters: The world-famous tournament, international teams meet for one of the highlights of the Megévan winter (in January)
- The freestyle ski world cup: Every year Megévan organises the Freestyle Ski World Cup competition in the Cote 2000 area (generally in February)

THE PALAIS

The largest well-being centre in the Alps with 10,000 m2 of additional spaces opened recently. Swimming pool, spa, hammam, saunas, fitness room, climbing wall with 5,500 holds, skating rink, gymnasium, etc.

SNOWSHOEING AND HIKING

Family routes in the heart of the village or walking at altitude, either hiking or on snowshoes, both will awaken all your senses.

DOWNHILL 4S TOBOGGAN

An unforgettable experience by day or at night. Solo or in a pair, climb into a toboggan and prepare yourself for an adrenaline ride through continually winding turns and tunnels with variations in elevation and speed.

CABOCHE TOBOGGAN CENTRE

Downhill toboggan developed for children with a free conveyor belt to take their toboggan back up the hill – without having to carry it!

VISIT TO A REINDEER FARM

CARRIAGE RIDE

DOG SLEDDING

PARAGLIDING

CROSS-COUNTRY SKIING

TOP CHOICE

The unmissable PURE ALTITUDE treatment experience (massages with house products created using edelweiss) available in three renowned establishments.



HIKING

ON foot or by bike, hikes in Megève can easily be adapted to suit your needs with simple routes accessible to all for discovering the local flora and fauna. With cultural, scientific or family walks, or sporting challenges with more technical routes, all outdoor sports lovers will be happy. Exceptional panoramic views, Megève more than meets all expectations.

So you can fully enjoy the hiking and mountain bike routes, mechanical lifts provide access to the main viewpoints with stunning panoramic views of Mont-Blanc and the surrounding mountain range.

GOLF COURSE

Overlooking the village of Megève, with an average altitude of 1,320 metres, the 18-hole Mont d'Arbois golf club is, today, the oldest designed mountain golf course.

A morning in Mont d'Arbois for a round of golf looking out at the mountain summits. Nature is at home here, offering golfers a lush setting where different species, colours and materials mix for a moment of magic amidst a view which is unique and panoramic

DOWNHILL 4S TOBOGGAN

An unforgettable experience by day or at night. Solo or in a pair, climb into a toboggan and prepare yourself for an adrenaline ride through continually winding turns and tunnels with variations in elevation and speed.

VIA FERRATA

Supported by a guide, you will learn how to tame the void and master your emotions. The cable or handrail running alongside the rock allows everyone to feel reassured with the help of a tether.

POTHOLING

Beneath our feet is a fascinating world waiting to be discovered. From a simple climb to sheer verticals, everyone can choose the level that suits them. From six years old, come and explore a magical underworld.

ADVENTURE PARK

With friends or as a family, come and discover new sensations in the heart of the forest: zip lines, footbridges, and suspended bridges allow you to travel freely from one tree to another. Extended routes and new challenges.

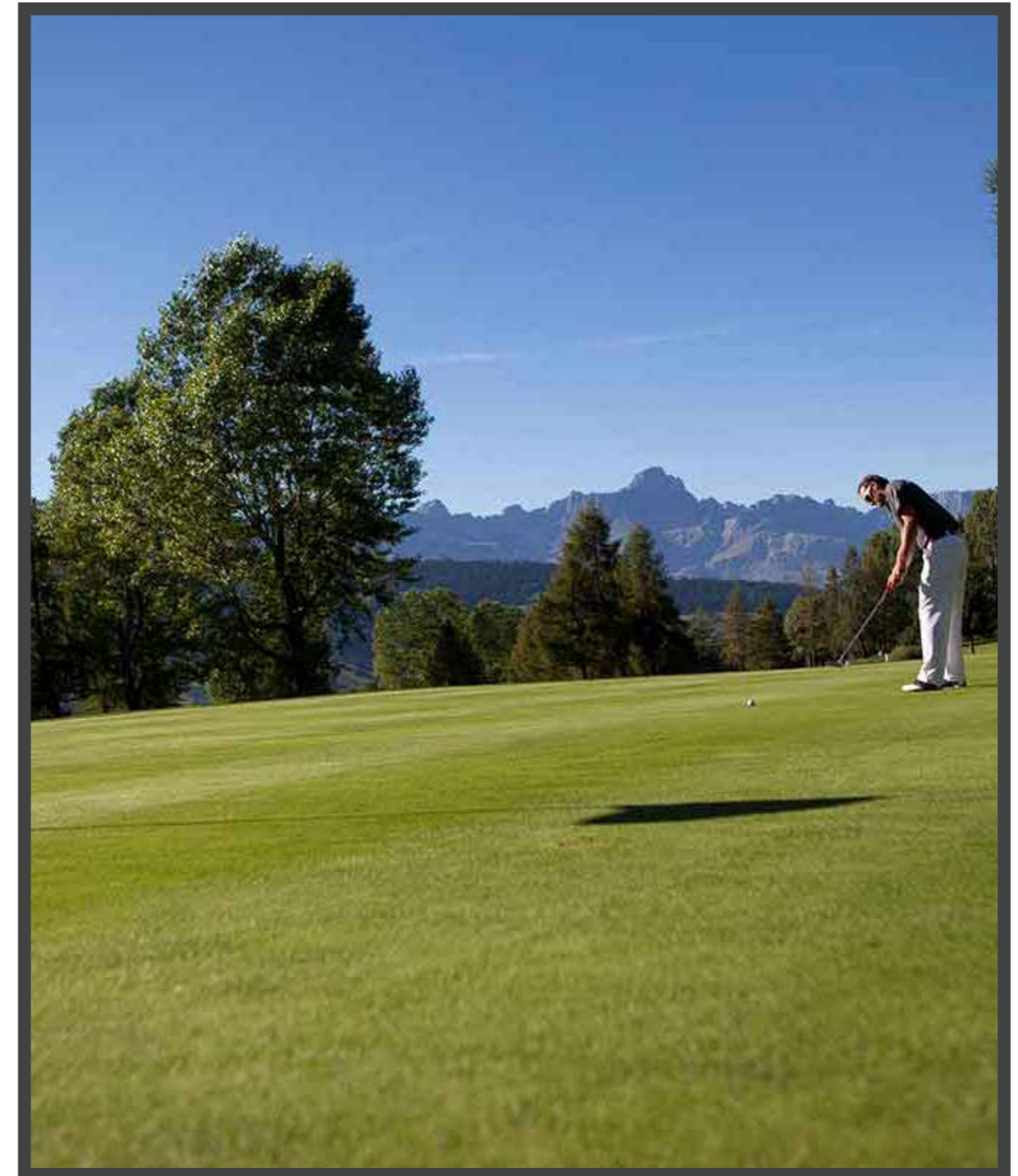
HORSE RIDING

CLIMBING

TENNIS

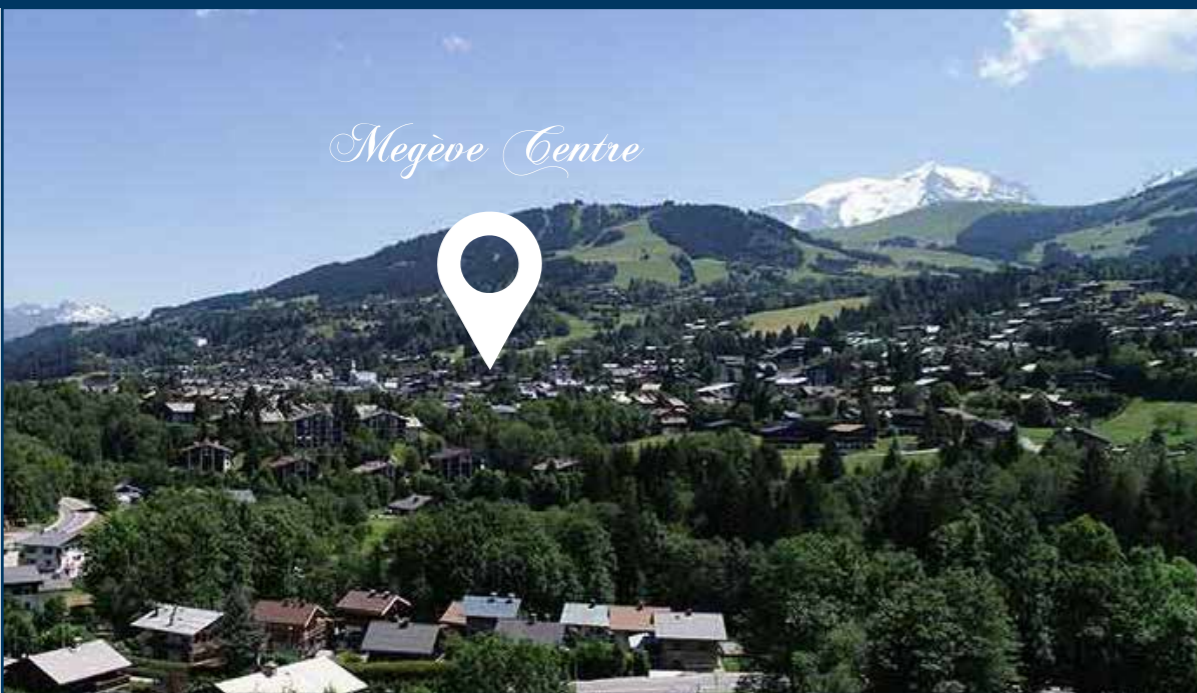
PAINT BALL, LASER GAMES, AIR SOFT, BACK COUNTRY, ETC.

PÉTANQUE COURT in the heart of the village



Location...

A natural green setting and a view including Mont-Blanc



Megève Centre



Hôtel L'Alpaga 5*







Praz sur Arly 3 km



Mont-Blanc View



Les Vériaz
161 route de Prariand

-  NIGHT SHUTTLE RESIDENCE - TOWN CENTRE
4 MNS
-  SHUTTLE RESIDENCE - JAILLET
6 MNS
-  SHUTTLE RESIDENCE - ROCHEBRUNE
7 MNS
-  PRIVATE SHUTTLE ON REQUEST FOR CHALETS
-  FOOTPATH RESIDENCE - TOWN CENTRE
800m - 10 MNS
-  BICYCLE PATH

Altima is **ideally located** in Megève, within **3 hectares of park** overlooking the station and has a **360-degree panoramic view including of Mont-Blanc** to the east. The property is located in a residential area in the heart of **a natural green setting**.

From Altima, you can reach the village centre in a few minutes as well as the start of the ski slopes.

To make your stay easier, an internal shuttle service will be provided by Altima so that all residents (owners and holidaymakers) can reach these destinations throughout the day:

- From 9am - 5pm: 3 loops per hour to transport residents to the Rochebrune cable car twice (access to the main Megève area: Rochebrune, Mont d'Arbois, Saint Gervais) and once to the Le Jaillet cable car (access to the Megève/Combloux area)
- From 6pm - 12am: night shuttle to the town centre
- In addition, for the chalets (owners and holidaymakers), a private shuttle service upon reservation to travel to Megève (anywhere).

A well-thought residence...



L'ALTIMA

Resort 4 Saisons

MEGÈVE (74)

Chalets



In the heart of the natural green setting of the residential area, Altima offers apartments in chalets as well as individual master chalets in a 3-hectare park.

The park overlooks Megève, with a 360° view over the surrounding peaks and Mont-Blanc.

Wellness and leisure spaces, and a concierge service are also offered to property owners.

Apartments



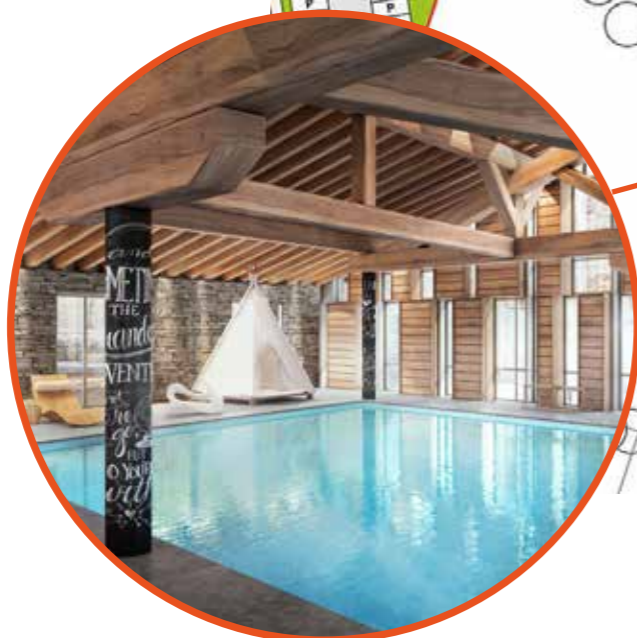
CHILDREN'S PLAY PARK



CHILDREN'S ROPE TOW LIFT



ELECTRIC BIKES CAN BE RESERVED AT THE RESIDENCE



"Interiors and exteriors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

Welcome to your new home...

Blessed with a view of Mont-Blanc, the "Altima" resort is the ideal location to spend your holiday as a family or with friends.

Open both summer and winter, Altima is the perfect setting off point for the slopes or for a round of golf or just simply to go for a hike and discover the exceptional views.

Everything has been thought about to ensure your stay is full of unforgettable moments.



The apartments



a traditional and modern architecture



The Altima apartments are divided into traditional chalets combining tradition with modernity. They are composed of 3 floors.

The façades are clad with Larch wood weather boards with natural stone for the foundation.

Altima benefits from effective insulation.

The architecture has been well thought through in order to preserve the authentic Megève style while still being modern in terms of quality and construction.



"Exteriors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

Terraces...

overlooking Megève

The Altima has apartments from 2 to 6 rooms.
Most apartments have terraces, with views of the surrounding landforms, some with views of Mont Blanc.



Functional...

and bright interiors !

Equipped with high quality services, the apartments are furnished and equipped with care. The noble materials, the wood and the stone, bring the heat and the atmosphere of the mountain.

Each apartment has parking, a cellar and a heated ski locker.



Outstanding facilities

The floors of the entranceways, recesses, lounges, kitchens and bedrooms are covered with oak laminate flooring. In the lounge, one wall is clad with wood and stone trim.

The lounges in the apartments located on the top floors will have exposed beams.

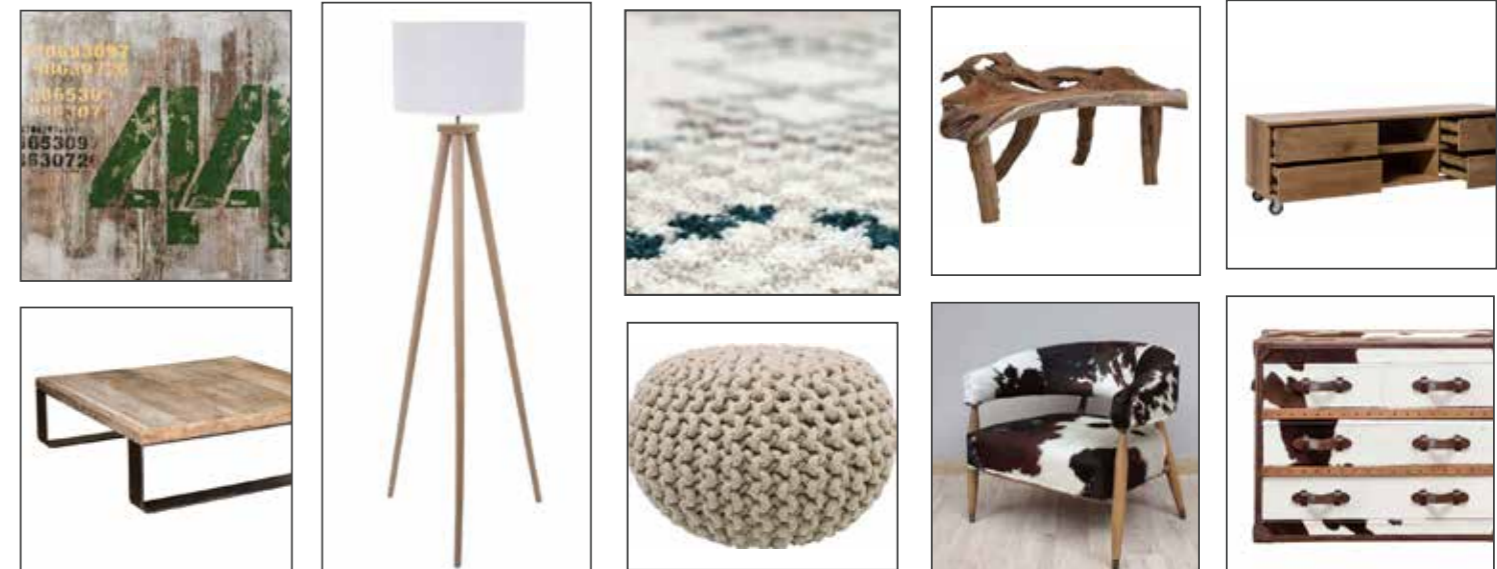
In the bedrooms, perpendicular to the headboards, the wall will be clad in decorative wood. They will be equipped with wardrobes.

The fitted kitchens, in two-tone shades, will be equipped with the following features:

- Zimbabwe stone or equivalent work surface,
- Fitted sink and integrated draining board in high density or equivalent resin,
- Single-lever mixer, movable spout on sink and spray attachment (GROHE or equivalent),
- 3-ring ceramic hob without buttons,
- Fitted telescopic extractor hood,
- Fridge-freezer (size depends on accommodation capacity),
- Fitted multi-function pyrolysis oven with stainless steel finish,
- Fitted microwave oven with stainless steel finish,
- Fitted dishwasher (12 place settings),
- From the 3-bedroom type accommodation upwards, built-in wine cellars (12 bottles).



Terresens offers a layout with furniture that combines design and antique furniture.



"Interiors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



Altima also offers chalets. They open onto pretty terraces with a **panoramic view**. Using traditional architecture mixing wood and stone, the chalets benefit from **high quality construction** and **efficient insulation**.

The warm and cosy interiors guarantee great comfort during your stay. The authentic alpine spirit will be maintained while still being able to offer you modern equipment and designer furniture.



Two layout options are offered:

- Triplex in a chalet of 144m2 arranged in a layout to suit your needs* with assistance from our architect and interior designer.
- Master chalets of 288m2 arranged in a layout to suit your needs* with assistance from our architect and interior designer.

*subject to technical constraints

Outstanding facilities

In addition to similar facilities to those in the apartments, each chalet has:

- A private sauna
- A bedroom with a kitchenette on the ground floor (for a nurse, friends, teenagers, etc.)
- A jacuzzi bathtub in the parental suite on the second floor
- A cellar and a ski locker integrated into the accommodation
- A wood burner located in the centre of the living room
- A kitchen with an island
- Private parking

The internal layout and facilities can be reviewed with our architect and interior decorator, subject to technical constraints.

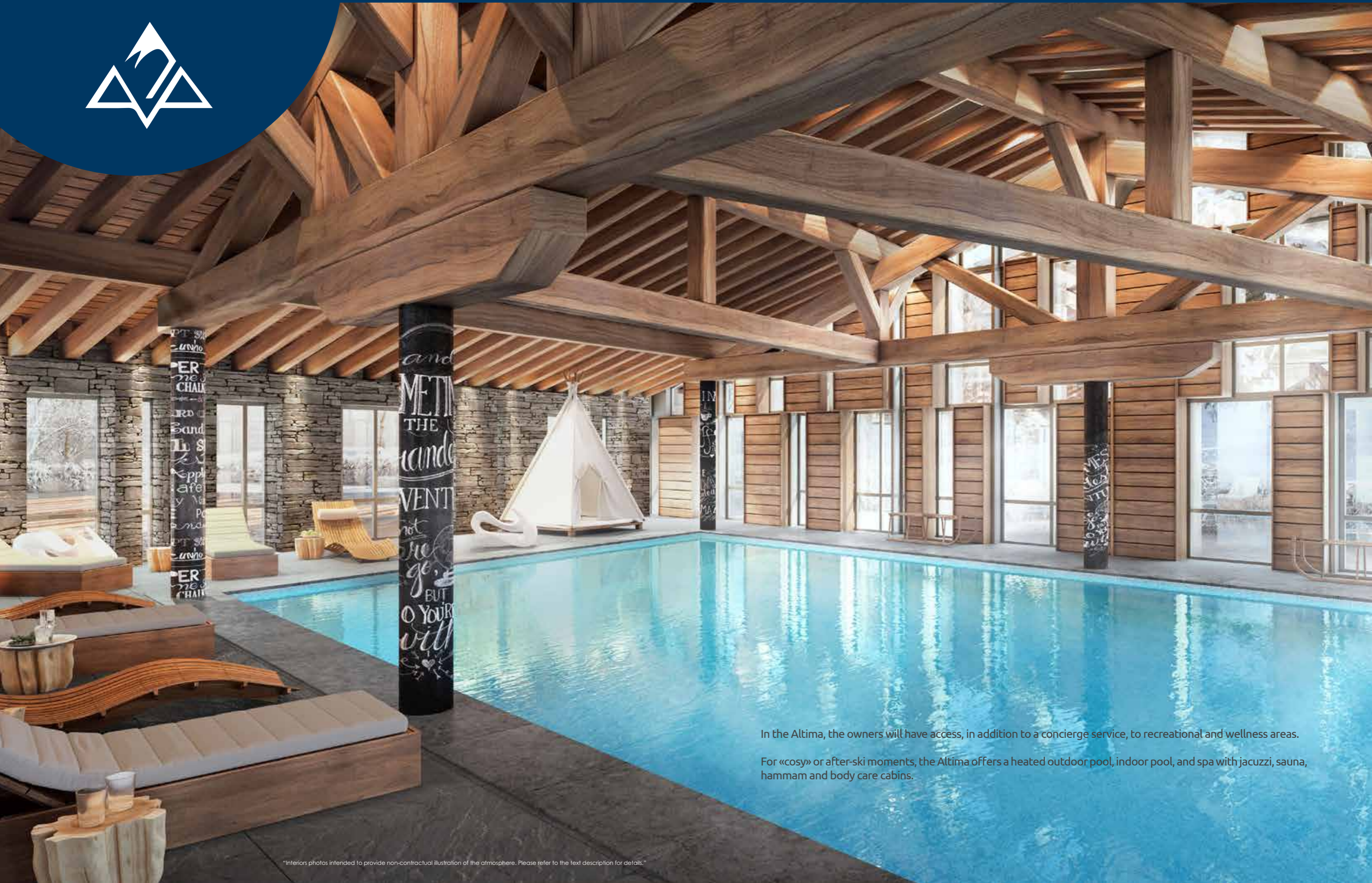
"Interiors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

Spaces mixing...

authenticity and comfort



Playful and well-being areas



In the Altima, the owners will have access, in addition to a concierge service, to recreational and wellness areas.

For «cosy» or after-ski moments, the Altima offers a heated outdoor pool, indoor pool, and spa with jacuzzi, sauna, hammam and body care cabins.

Bar-tapas ...



In the heart of the Altima, a Savoyard bar tapas will allow you to spend convivial and warm evenings.

For your children, the Altima will offer play areas: a playroom / kids club, an outdoor playground and a snow line for children starting skiing.

Interiors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details.

1 / HOLIDAY APARTMENT

A) Residential Holiday Co-ownership (RHC): A worry-free custom management solution

Would you like to rent your apartment out occasionally on a seasonal basis, based on your choice, worry-free, through a single point of contact, saving you time?

In order to solve this issue faced by many owners, the Terrésens group has created and registered a new generation of second homes: Residential Holiday Co-ownership (RHC). This new management option combines:

- The pleasure of owning a tourist apartment
- The freedom to stay in the property at your convenience*
- The option to rent the property out (occasional rental income and VAT reclamation on the purchase)**
- The peace of mind that comes with having a dedicated rental service and concierge through a single trusted point of contact you can reach any time.

Depending on the purpose and size of the residences, the Terrésens group has developed three RHC ranges:

- **Emotion range**
- **Exclusive range**
- **Essential range**

* Please note that the owner occupation must be declared annually as rent in kind, estimated at 75% of the public rate for tax purposes.
 ** VAT recovery: Article 261 D 4e / Article 271 I and Article 271 IV of the French Tax code (CGI): VAT acquired recovered by 20th in the context of the purchase of an apartment in a residence or Aparthotel offering services.



B) Direct or via an estate agent

Of course, you maintain the right to rent out your apartment yourself or through a local agency. Please note: In this case, you will not be eligible to recover VAT on the cost of your purchase.



The Emotion Range

This range includes residential complexes with over 30 accommodation units. The apartments are spacious and comfortable, enabling you to spend pleasurable holidays. Special attention has been paid to the decor of the apartments and shared spaces.

The shared spaces have been designed to welcome families and include: a playroom, a lounge, an indoor and/or outdoor swimming pool, a spa with a sauna, steam room, jacuzzi, shower treatments and a massage room.

Each residential complex in this range has a reception and concierge service.

2 / DEDICATED TO INVESTORS

Daddy Pool: an optimal rental solution

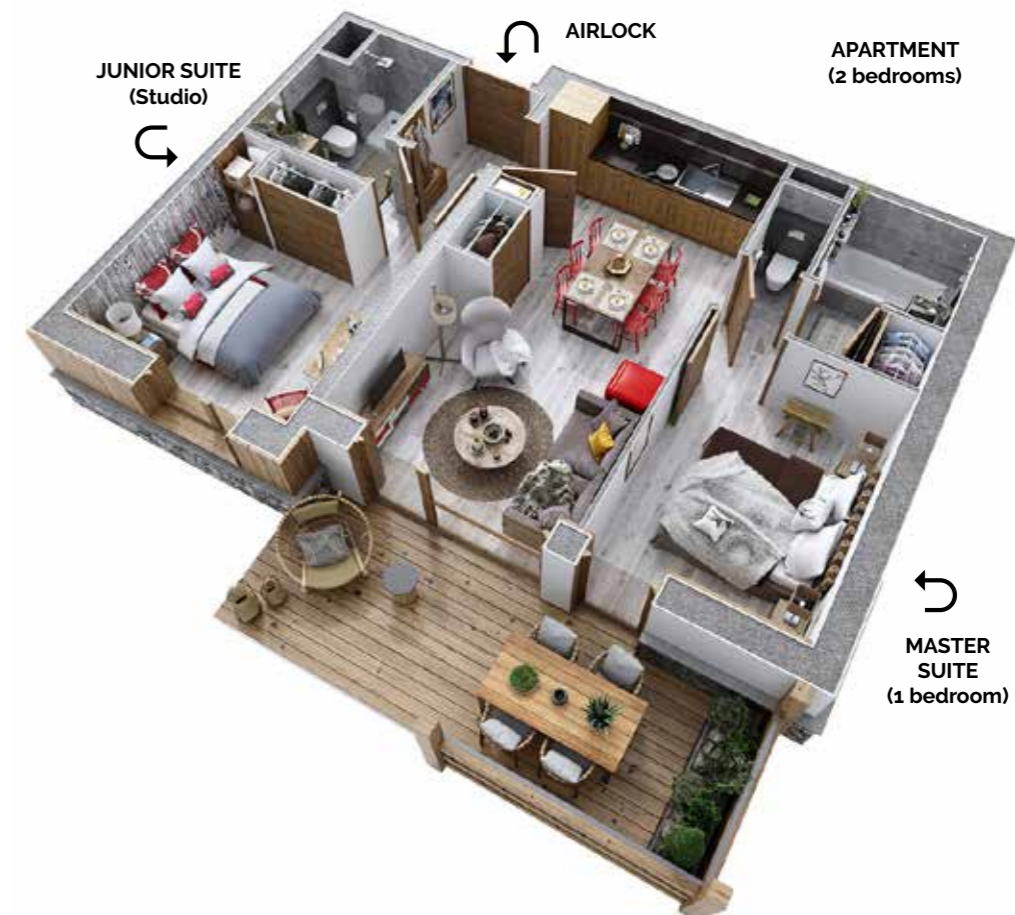
You've got the hang of holiday rentals but you want to optimise your rental income?

Invest in a Daddy Pool apartment.

In order to meet the growing demand from our professional partners working in tourist accommodation who want to be able to offer international clients new accommodation which provides comfort and high quality services (nightly or weekly), the Terrésens group revisited, modernised and upgraded this former apartment-hotel.

Offered under the Daddy Pool brand, comfortable apartments can be modelled, as desired, as two-bedroom, one-bedroom or studio apartments, thus meeting the requirements of a wide range of clients in high and low season: families in peak seasons and groups/businesses/senior citizens in between seasons. Thereby optimising the rental occupation rate. Once comfortably settled into their apartment, during their stay, holidaymakers can then enjoy the wellness areas such as: swimming pool, spa, jacuzzi, sauna, hammam, body treatment cabin, lounge, tapas bar with alpine specialities, games room and the co-working space.

*** These limited in number (10-15 per residence) apartments are offered for sale to those primarily looking for high profitably rentals.



"Interiors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



Dedicated to investors, the "Daddy Pool" apartments are 3-room modular units comprising an entrance porch which leads to a hotel suite on one side (junior suite) and a master suite on the other side with a living room/kitchen and a bedroom.

These resolutely modern apartments offer contemporary design whilst also maintaining the design aesthetic of a mountain apartment.



"Interiors photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

Specialist in the mountains since 2008!

• DESIGN AND BUILD

Our Group gets involved as soon as a property is identified. After a study is conducted by our development department, we rigorously select locations. This choice is key because it ensures the best investment: "Location, location, location!" is our motto. Then, we approve the following steps: product market studies, benchmarking, as well as project design with the architects, our management service and future operator teams. To build residences, we act as developer/real-estate co-developer, or as project management support.

• MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, cabins, villas, etc.). We operate with our own network of consultants in France and abroad.

• MANAGE AND OPERATE

Our management team independently studies, selects and verifies future property programmes to ensure sustainable and worry-free management. Depending on the project, its size, location or the type of residences, we entrust the operation of the residences to known, recognised managers, or we manage them ourselves. During the operation phase, our on-site teams ensure that residences are properly functioning and fully reserved, through the maintenance and technical supervision of all apartments and common areas.



A subsidiary of the Terrésens Group, My Second Home works for home-owners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay. My Second Home selects strategically placed, first-rate destinations (centre/resort, direct skiing, sea view, etc.) to ensure that each of its residences are fully booked.

Its teams oversee smooth operations, through cleaning, maintenance and technical oversight of the apartments and common areas.

The dedicated commercial structure develops holiday sales, relying on European sea and mountain holiday specialists to rent owners' apartments.

Dedicated to owners who wish to rent out their apartment/chalet through My Second Home, owners who decide to rent out their property through Terrésens will have access to the My Second Home concierge service.

MY SECOND HOME CONCIERGE

For a burden-free dream holiday, owners and their loved ones can use this card to access various concierge services*. For any personal requests, a concierge is at your disposal. Upon request and from your advisor, other rental management solutions and custom surveys available.

* Card offered for the first 3 years upon signing a commercial lease with My Second Home



OPERATION NAME:

Altima – 4 Seasons resort

OPERATION ADDRESS:

161 route de Prariand
74120 Megève

OPERATION TYPE:

Residential Holiday Co-ownership
Hotel residence

ACCOMMODATIONS:

Apartments from 1 bedrooms to 5 bedrooms and chalets
Modular apartments (2 bedrooms)

AMENITIES:

Heated outdoor pool, indoor pool, kids club / play room,
outdoor playground, spa, tapas bar, snow line, concierge
service, parking.

NOTARY:

Maitre Agi (Rhône)

DEVELOPER:

Terrésens Group

MANAGER:

My Second Home
(Trademark of Terrésens Vacances)



My Second Home
by Terrésens Vacances



Find our programmes by the sea or in the mountains: www.terresens.com

Find our rental residences by the sea or in the mountains: www.terresens-msh.com

Join our group on social media

