







L'ISÈRE.

- ► A strategic position in terms of communication networks: 265 km of highways, 5160 km of roads and 418 km of railways.
- A popular tourist destination: mountain, plains and hills.
- ▶ 3rd most visited department in winter.
- ▶ 21,8 million overnight tourist stays including 1.5 million overnight foreign.
- ▶ 22 winter sports resorts, 30 Nordic activities sites, 17 lakes and leisure centres, 5 trail stations, 31 via-ferrata and adventure parks, 11 golf courses ...

GRENOBLE,

- « Capital of the Alps »
- ▶ An amazing amount of sunshine, more than cities like Toulouse, Lyon or Bordeaux.
- ▶ Located 14 kilometres from the ski resort of Chamrousse, 16 kilometres from the Sept Laux, 17 kilometres from Villard-de-Lans, 25 kilometres from the Alpe d'Huez, 35 kilometres from Les Deux Alpes and 48 Kilometres from La Grave.
- ► Cradle of novelty, scientific, industrial and social experiments.

L'OISANS,

▶ 4 Ski domains: Alpe d'Huez (large ski area), Les 2 Alpes 3600, La Grave-LaMeije and Col d'Ornon

LES 2 ALPES,

▶ One of the largest ski areas in Europe and guaranteed natural snow thanks to the glacier culminating at an altitude of 3600 m.

Paris Grenoble, Albertville Annecy Valence Genève Marseill Col de la → Modane Croix de Fer Tunnel de Fréjus Grenoble ITALIE D902 Valence ALPE D'HUEZ Lyon A40 Col du sortie n°8 Galibier LA GRAVE «Stations de l'Oisans» BOURG D'OISANS N91 Les 2 Alpes Col d'Ornon Briançon Gap Italie

THE RESIDENCE,

- ▶ An ideal location at the foot of the slopes and for the ESF Champamé rally...
- 34 apartments from studio to 5 bedroom apartment

Access



Motorway to Grenoble - Exit Briançon, Vizille / D1091 / D213



Train station TGV SNCF from Grenoble / departing from Paris Bercy: Ouibus to 2 Alpes



Grenoble-Isère Airport: 120 km

LE CHALET DU SOLEIL I LES 2 ALPES I GROUPE TERRÉSENS LE CHALET DU SOLEIL I LES 2 ALPES I GROUPE TERRÉSENS 3



REMARKABLE ACCESS TO NATURAL SITES

- . 9 000 km of marked hiking trails
- . 1 national park: Les Ecrins, and 2 regional parks: le Vercors and la Chartreuse
- . 120 sensitive and protected natural areas
- . 4 mountain ranges: Belledonne, Chartreuse, Oisans and **Vercors**

EXPLORE A RICH HERITAGE

- . 120 museums, castles and heritage sites open to the public
- . 6 major archaeological sites, including Vienna and Charavines
- . Important religious sites such as the monastery of la Grande Chartreuse, l'abbatiale de Saint-Antoinel'Abbaye or the sanctuary of Notre Dame de la Salette.

TASTE THE ART-DE-VIVRE ISÉROIS

- . Outdoor leisure for all tastes, in winter as in summer, in the mountains or in the cities: 22 winter sports resorts, 30 crosscountry ski sites, 17 lakes and leisure centres, 5 trail stations, 31 Via-ferrata and acrobatic parks, 11 golf courses, ...
- . Nature typical of the terroir: Grenoble walnut, Chartreuse liqueur, Bleu du Vercors, Saint-Marcellin cheese, Aosta ham, Dauphiné ravioles ...
- . A renowned gastronomy: 4 Michelin star restaurants, nearly 100 Master-chefs

VIENNE





LES RAVIOLES DU DAUPHINÉ





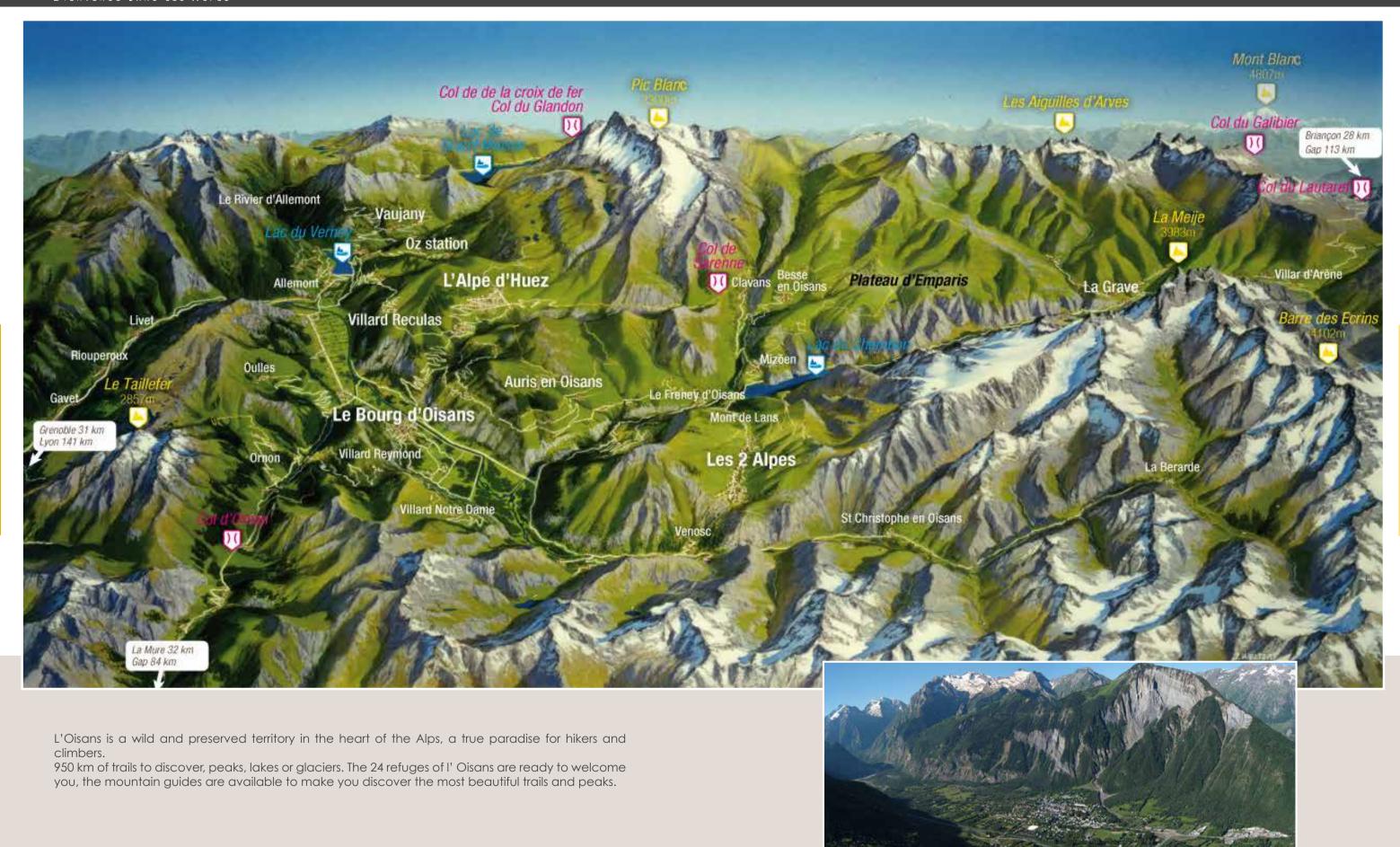




GRENOBLE











SNOW GUARANTEED AND GLACIER TO SKI AT 3600M!

- An international reputation
- The snow advantage: a glacier culminating at 3600m, snow trapping and artificial snow techniques make it possible to ski in autumn, winter and even summer.
- Skiing before everyone else: in Les 2 Alpes, skiers do not wait for the beginning of winter to put their skis on. Starting from the mid-autumn holiday break, head towards the glacier at 3600m to make the first ski tracks, to cut beautiful curves, to touch the first snows, ...
- The largest altitude range in the world: 2,300 meters of altitude difference between the glacier at 3600m and the village of Mont de Lans at 1300m, without using the ski lifts a single time.
- A blue slope descending from 3400m to 1600m: the new Jandri trail offers a comfortable resort for all levels, 10km of non-stop descent and only on blue from 3400m (glacier) to 1600m (resort of the 2 Alps).
- Labels certifying a privileged welcome to families (Family Plus) and a warm welcome of the holidaymakers
 Quality Tourism)

THE NEW FEATURES

- The last phase of the blue slope: installation of snowmaking on the intermediate part of the slope (on the side of the Diable ski-lift) to ensure a ski access to the resort on good quality snow. Also, maintenance work on the slope (general aspects, water flowing run-off areas, etc.) and vegetation around the slope to preserve biodiversity and the environment, thus erasing the traces of work on the side of the mountain and get 90% of the slope area green again under two years.
- New shuttle of the 2 Alps: each customer can stop at each shuttle stop, flash a code on his/her smartphone and visualize the position of the shuttle and the waiting time instantly.
- A slope designed only for the practice of cross-country skiing.
- A Fat Bike practice area on a suitable lift.
- The Ecrins lookout at 3400m: to better contemplate the panoramic and unique 360° view from the glacier, a new lookout is installed at the top of the glacier at 3400m (peak of the Soreiller)..

THE RESORT

Altitudes: 1,350 m to 3,600 m: 1,950 m altitude difference

Location: Massif des Écrins

Exposure: East

Features: the largest skiing area on glacier

Activities: Winter and Summer Resort - multi activities

Various: 16km for the longest trail - 60 ha of artificial snow



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- ⇒ 96 slopes
- ⇒ 200 km of slopes
- ⇒ 415 ha ski area
- ⇒ 47 Ski lifts
- ⇒ 1 snow-park
- \Rightarrow Ski pass: from 35,70 \in to 49 \in

FUTURE DEVELOPMENTS

The objective of the Alpe d'Huez and the 2 Alpes resorts is to have one of the largest ski areas in the world by 2021.

The Alpe d'Huez announced on 14-06-2016, in Paris, the creation of a link between the two resorts, using a cable car, «between two points located on both sides at 2,100 meters above sea level «. Currently, the link between these two areas is possible by road, which requires about one hour of travelling, and by helicopter, which is fast but very expensive and with a very low flow rate of customers. They are nevertheless very close as the crow flies and, ,in2021, the Alpe d'Huez and the 2 Alps will be separated by an 18-minute journey only.



SNOW/ICE/OUTDOORS

Winter sports in the 2 Alps are also multitudes of activities on snow, on ice for the non-skiers who are eager to enjoy the great outdoors!

WELLNESS / RELAXATION / MASSAGES / CARE / FITNESS

Holidays: the perfect time to get back in shape! Treat yourself to moments of well-being at the Spa or a body treatment, face treatment, a manicure in a beauty salon. Be tempted by a massage, a session of shiatsu or else to isolate yourself in a private well-being bubble to regain calm and serenity.

INDOOR LEISURE

Big flakes of snow are falling outside ... warm leisure activities are ideal to spend a good day!

MUSEUMS / VISITS

The 2 Alpes in «I discover» mode, you have the choice: to visit the museums, to appreciate an exhibition, to walk in the villages, to explore the ice cave ...

















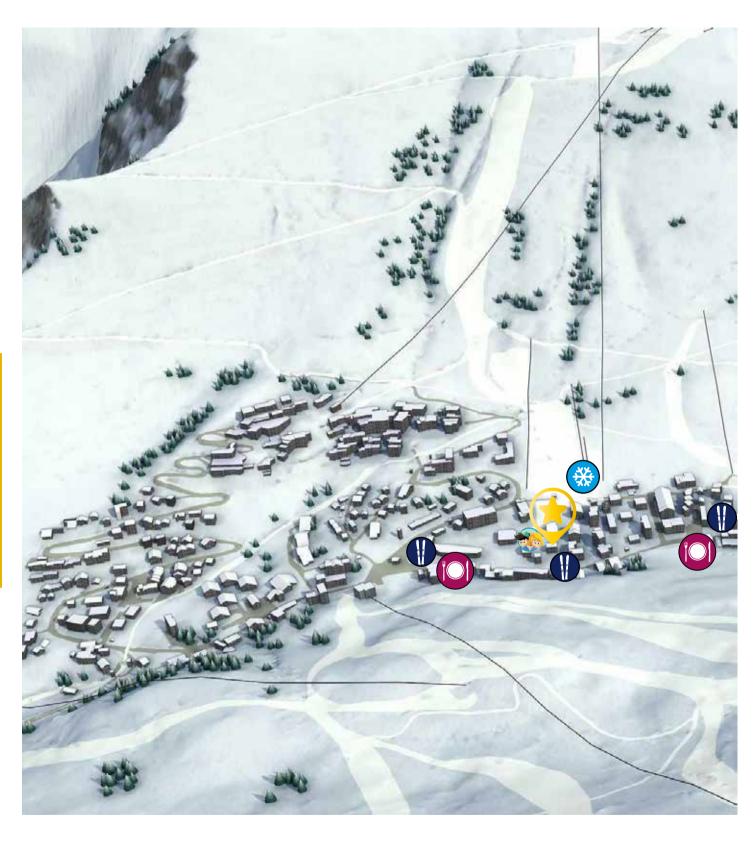






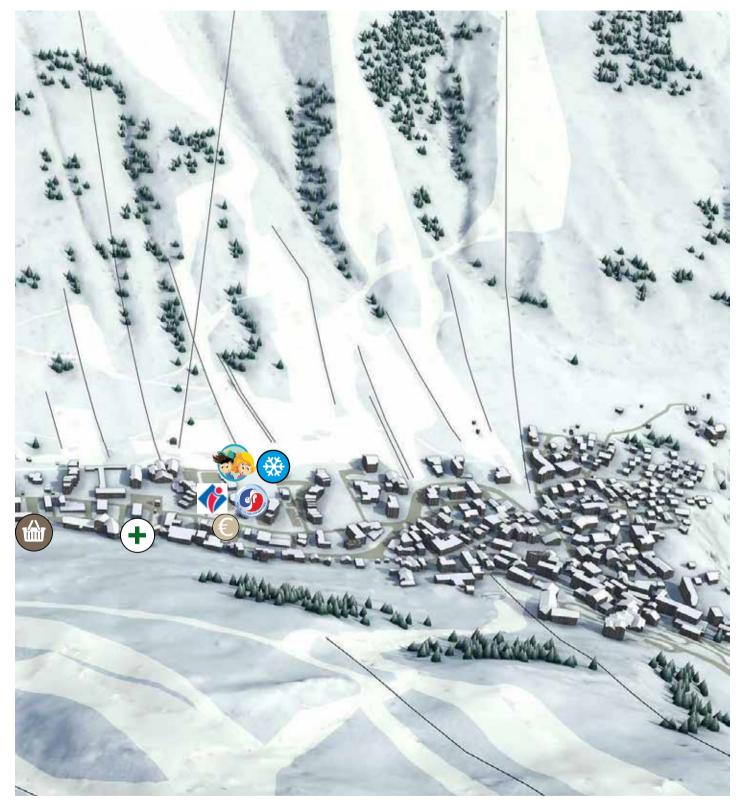
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Avenue de la Muzelle - angle chemin de la Claparelle Mont de Lans - Les 2 Alpes





Restaurant

Equipment Rental





Pharmacy



Children's park





Tourist Office



Snow front



LE CHALET du so eil



tion of the outside layout and indoor layout is indicative only, please refer to the description notice. Drawings provide an artistic view and are non-contractual."





A UNIQUE PLACE! SKI-IN, SKI-OUT

Ideally located at the foot of the ESF (NB: French Ski-School) Champamé meeting point and in front of the House of the Mountain and the Climbing Wall of Mont de Lans, the residence « Le Chalet du Soleil » was conceived as a real haven of comfort.

In winter, the residence is close to the slopes: the excitement of skiing is within reach.

In summer, the residence is only a few minutes away from many sporty and leisure activities.

Much more than a residence, « Le Chalet du Soleil » invites you to enjoy the sweetness of living in the mountains in the heart of a warm and contemporary ambiance. It has 34 apartments, ranging from the studio to 5 bedrooms.

With their spacious, bright and functional interiors, the apartments offer interior services respecting a mountain and immaculate atmosphere: equipped kitchens and bathrooms, plenty of storage space. The living areas open onto the balconies or the terraces. «Le chalet du Soleil» in its interior decoration, reflects the desire of mixing modernity and tradition. In order to guarantee optimal comfort, all the materials have been carefully chosen by professionals with acknowledged knowhow.

Delivery date of this residence is expected on the 4th quarter of 2019.



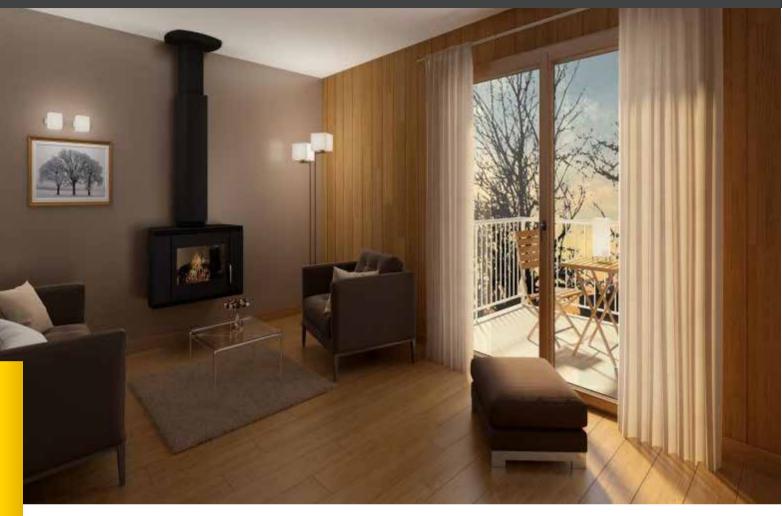


IN EACH APARTMENT:

- Wooden floors (living rooms and bedrooms)
- Porcelain stoneware tiles in water room and toilet of 45 * 45 to 50 * 50 Ceramic tiles 10 * 60 to 30 * 60 in bathrooms and shower rooms
- Ski storage room
- Wooden wall panels in the living room and stone pillar, and wooden wall panels in the master bedroom
- Terraces in conditioned pine, or concrete slab on supports and / or balcony larch
 - Bathroom and shower room fully equipped (vanity unit with mirror, bathtub or shower, electric shower and heated towel rail)
- Equipped kitchen with storage cupboards and stone worktop with stainless steel tank, oven, 3 burner induction hob, microwave, fridge installed (washing machine optional)

THE RESIDENCE













LET YOURSELF BE TEMPTED BY AN OUTSTANDING HOME!



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Two complementary real estate actors have joined their forces to build the residence « Le Chalet du Soleil »:

- The La Pacaudière group, has a solid financial basis, historical banking partners, legal and financial skills which all represent a guarantee for future purchasers.
- **The Terresens group**, specializes in mountain leisure accommodation, has a recognized know-how to ensure real estate development, marketing and management of upscale residences.

LA PACAUDIÈRE GROUP



Patrimonial holding of € 352.9m in equity owned by Mr. Eric KLEBOTH and his family, regrouping 12 companies directly or indirectly involved in various fields such as:

- Distribution: the group has expanded with the birth of the brand BABOU, leader in distribution and discount. The latter counts 92 stores in France.
- Real estate in a wide range of activities: the management of several real estate companies, the holding of prestigious properties in Paris, the private management of financial assets on behalf of third parties through its subsidiary TAURUS GESTION PRIVEE, which is entitled to an authorization from the Autorité des Marchés Financiers.
- Insurance brokerage
- The Private Equity business on its own account.
- The ownership and management of farm and forest land spread all over France.

Since the beginning of 2016, the LA PACAUDIERE group has begun a new expansion of its activities in the field of real estate. This strategy is oriented in several areas:

- The activities of real estate mainly in Paris, Lyon and major cities.
- Real estate development, either independently or with partners in housing, offices or shops.
- Real estate investment in specific operations: multidisciplinary healthcare homes, retirement homes ...
- Stakeholding in leisure property operations in the mountains and by the sea, including Portugal.
- Long-term investment in so-called «portfolio investment» goods.
- •The development, in partnership with major national actors, of photovoltaic solar projects on land that is owned by the group.

A 360 ° EXPERTISE IN LEISURE REAL ESTATE!

Since 2008, the TERRÉSENS GROUP has specialized and is structured internally to intervene at all stages of leisure real estate. This overarching expertise allows us to have a global real estate vision, essential for the relevant selection of high-quality real estate with a lasting time-span in terms of value and rental management.

DESIGN AND CONSTRUCTION

Our Group is involved in land hunt. After a study carried out by our development department, we rigorously select the locations. This choice is crucial because it is a guarantee of the best investment: «Location, location and still location» this is our motto.

We then validate the following stages: the market study for the product, the benchmark but also the design of the project with architects, our estate management department and the personnel of the future residence operator.

As far as the residence construction is concerned, we are involved as developer/co-developer, or also as delegate project manager.

MARKETING AND ADVISE

Immoé, a subsidiary of the TERRÉSENS group, sells real estate (apartments, chalets, villas ...). We operate with our own network of consultants in France and worldwide.

MANAGE AND OPERATE

Our management team independently studies, selects and validates future real estate programs in order to guarantee a lasting and worry-free management. During the operation phase, our on-site teams ensure the proper functioning and occupation rate of residences, as well as the maintenance and technical monitoring of the apartments and the shared areas.

OUR ACHIEVEMENTS / PARTICIPATIONS:

- LE DIAMANT DES NEIGES / PLAGNE 1800 :

Co-ownerships of Residences for Tourism (CRT) 14 lodgings

Involvement of Terresens group: co-developer, marketer and manager

- LES FERMES DU MONT-BLANC / COMBLOUX :

Co-ownerships of Residences for Tourism (CRT) 60 lodgings

Involvement of Terresens group: APM (Assistant Project Manager), marketer and manager

- LE HAMEAU DE BARTHÉLÉMY / LA ROSIÈRE :

Co-ownerships of Residences for Tourism

20 housing

Intervention of Terresens group: developer, marketer and manager







2 WAYS FOR BUYING

全 FORMULA 1:

Purchase as a holiday home

全 FORMULA 2:

Purchase as a holiday home with a seasonal rental

LET US TAKE CARE OF YOUR SEASONAL RENTAL MANAGEMENT OF YOUR PROPERTY AND RECOVER VAT (20%) ON YOUR PURCHASE!

There is a genuine **underlying tendency** today concerning the rental of holiday homes: More than 30% of the owners of holiday homes are already relying on seasonal rentals. An additional income to cover the annual expenses (maintenance, energy, co-ownership, tax, and if necessary the monthly payments of the mortgage).

Fully aware of this fact, the TERRESENS GROUP has developed a rental solution that is both flexible and profitable for owners of holiday homes: Co-ownerships of Residences for Tourism (CRT). The CRT is aimed at owners wishing to fully benefit from their holiday home, while keeping the possibility of making it profitable by renting it at their convenience.

THE PRINCIPLE OF FORMULA N°2: CO-OWNERSHIPS OF RESIDENCES FOR TOURISM

The investor acquires in full ownership, before a notary of a new real estate.

At the same time, he signs a commercial lease with the management company My Second Home, a commercial brand of Terresens Vacances specializing in tourist accommodation, as well as a contract for concierge services allowing the implementation of personalized accounting, logistics and rental assistance.

THREE ADVANTAGES:

- 1. The owner maintains the freedom to occupy his holiday home when he wishes, for up to 6 months a
- He can also choose at any time to favor his rental return by minimizing the personal use of his residence. The Estate Manager is compelled contractually to pay the owner a part of the turnover resulting from the seasonal rental of the property.
- He benefits from the recuperation of VAT (20%) on the purchase of his real estate and new furniture.

PURCHASE PROFILE:

This type of purchase is aimed at owners seeking areat flexibility of occupation and simplicity in renting out the property. Generally, the decision to rent out originates from the willingness to self-finance the shared costs of the co-ownership and energy bills.

Tax optimization:

These owners obtain a VAT recuperation (20%) on the purchase of their real estate and new furniture.



For a hassle-free dream holiday, the card gives you access to various concierge services for you and all of your family *



For all your personal requests your concierge is at your disposal.

* Card purchase is compulsory as part of the signing of a commercial lease with My Second Home

Find your owner's space on www.terresens-msh.com MSH, trademark of Terresens Vacances





Unique and personalized point of contact





Ski pass purchase

personal belongings

Setting up your



Medical







Ski with a champion

Home hairdressing





Airport transfer & taxi



Helicopter booking.









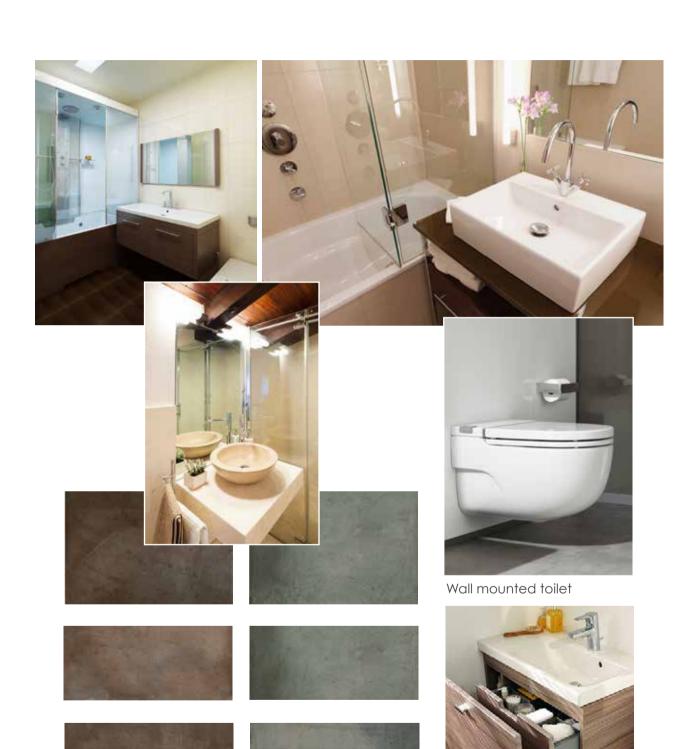


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Panel Wood and white plaster

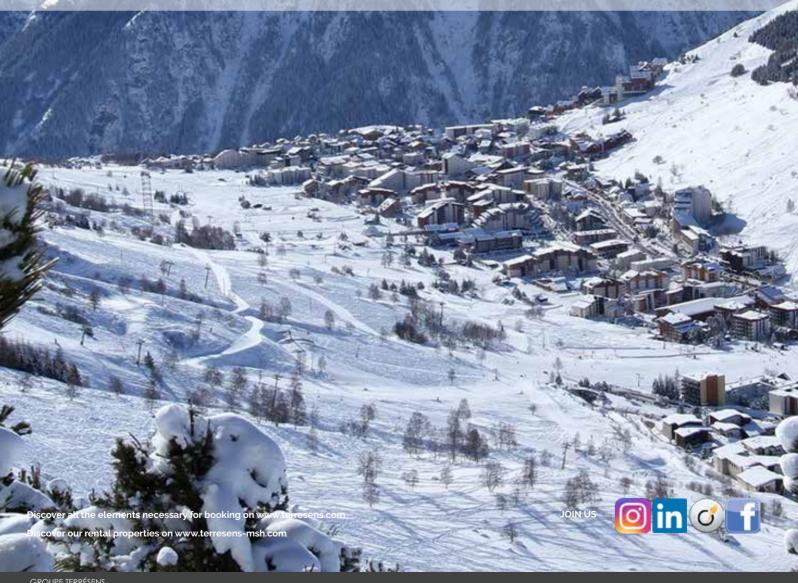




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Tiles





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