



**L'ALTIMA**

*Resort 4 Saisons*

MEGÈVE (74)

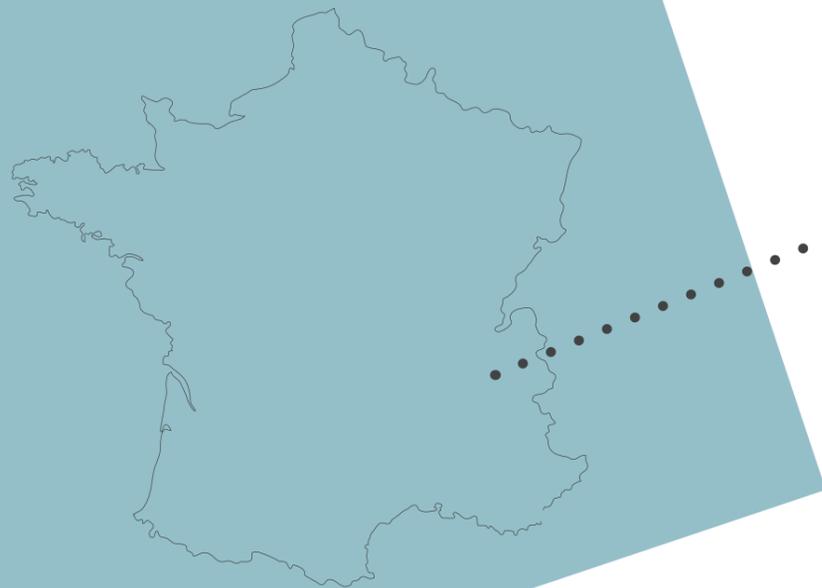


**TERRÉSENS**  
PROPRIÉTÉS

[www.terresens.com](http://www.terresens.com)



## LOCATION



**L'ALTIMA**  
161 route de Prariand  
74120 Megève



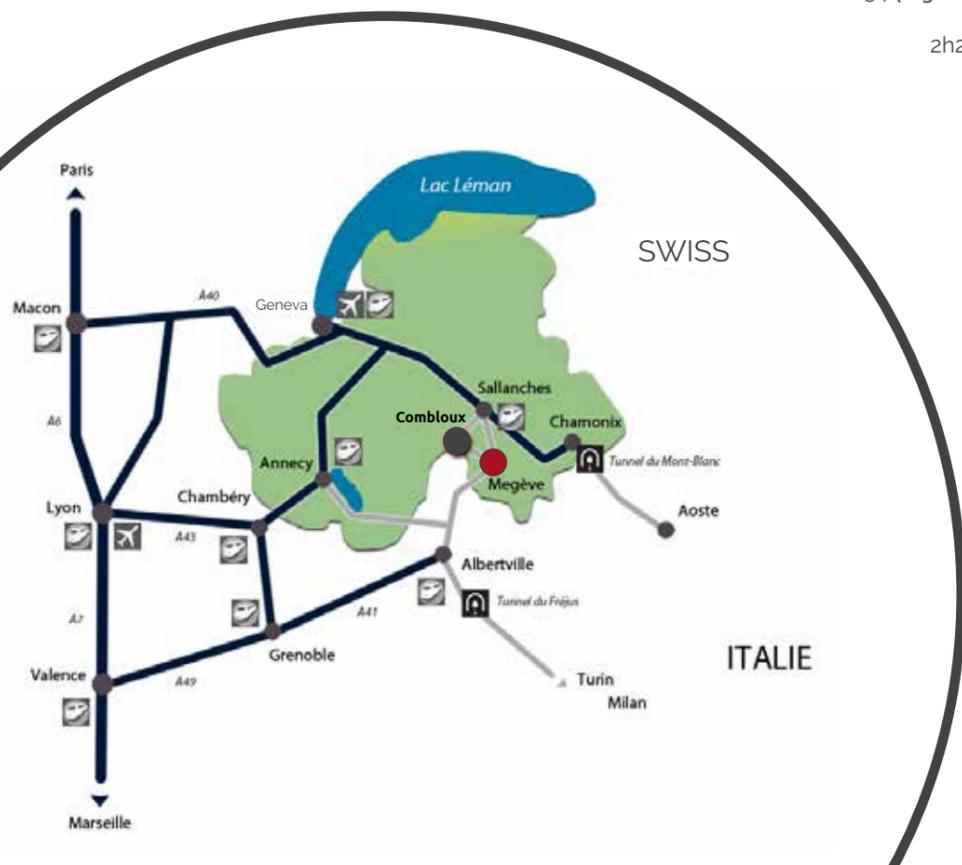
Autoroute A43 Albertville  
D1212 for 32 km  
Autoroute A40  
Exit Sallanches



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



**Geneva :**  
1h13 (international flights)  
**Annecy :**  
1h15 (flights from within France and Europe)  
**Chambéry :**  
1h17 (flights from within France and Europe)  
**Grenoble :**  
1h34 (flights from within France and Europe)  
**Lyon :**  
2h27 (international flights)



## HISTORY

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".

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.

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.



## THE RESORT



1 - A friendly & festive village

2 - sportsmanship



3 - Multiple winter-summer activities

4 - Unmissable places & starred restaurants

5 - A luxury & chic but authentic resort



**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

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.

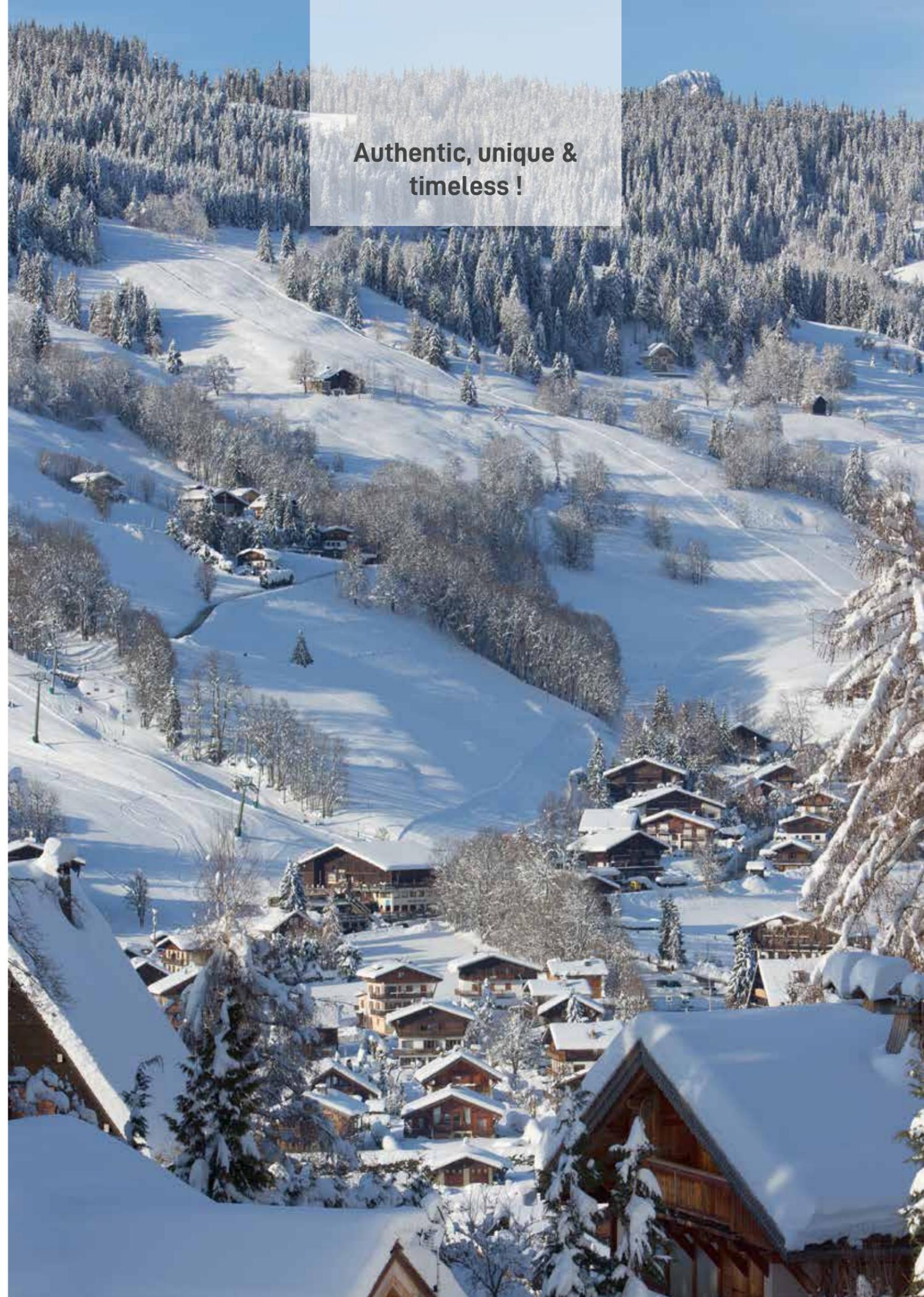
You cannot fail to be moved by this quintessential Haute-Savoie village. Nestled in the heart of Mont Blanc country in an exceptional setting, with an extraordinary history and heritage, Megève has a soul which goes far beyond the images we have of this unique location. An ambassador of local gastronomy, visited again and again by Michelin starred-chefs, this is a destination that is alive all year round.

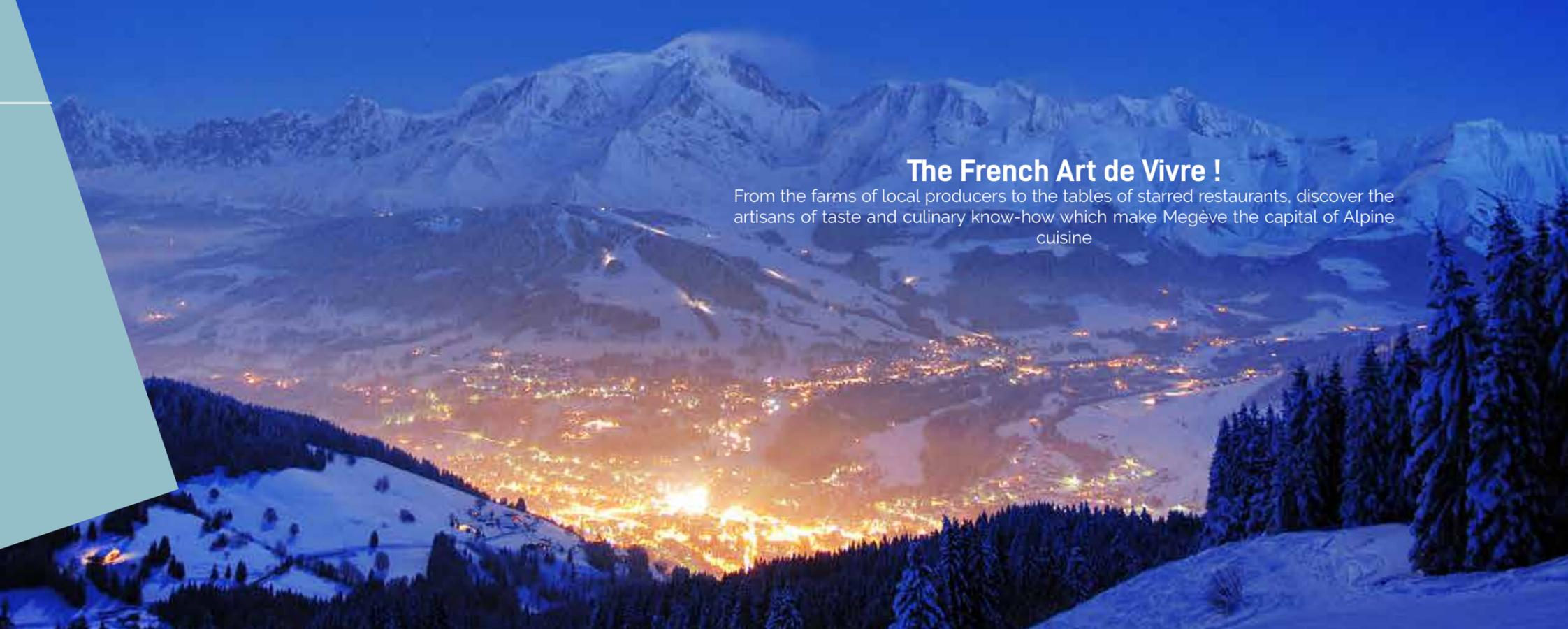
The cultural and sporting events provide a rhythm to local life and no one can escape the emotions that Megève stirs in us all. Thanks to its residents, Megève says as it lives. The charm of this truly flourishing village centres around its main square with its medieval appearance, its old quarters and 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.

Authentic, unique & timeless !





## The French Art de Vivre !

From the farms of local producers to the tables of starred restaurants, discover the artisans of taste and culinary know-how which make Megève the capital of Alpine cuisine

### BENEFITS & BEST PLACES

#### BENEFITS:

Chic clientele  
Extra-ski activities befitting the greatest resorts

#### BEST PLACES FOR EATING OUT:

L'Alpette at the top of Rochebrune  
Le Babouch 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



The French 'natural region', the Pays du Mont-Blanc, was created on the 1st of January 2013 and includes ten communes (Combloux, Les Contamines-Montjoie, Cordon, Demi-Quartier, Domancy, Megève, Passy, Praz-sur-Arly, Saint-Gervais-les-Bains, Sallanches).

Megève acts as a gateway to a range of activities for everyone, in summer and winter alike.

#### ST GERVAIS : Unique hot springs!

The Bains du Mont-Blanc thermal baths offer a truly exceptional opportunity for relaxation and optimising your well-being! The indoor and outdoor spaces are located in the breath-taking surroundings of the Bonnant gorge. The baths have been laid out to create an elegant experience, and every inch of the careful design enhances the Saint Gervais hot springs.

The multi-sensory journey takes you from experience to experience: steam baths, saunas, immersive grottos, corridors of sensations, warm paving, pools of hot spring water ... Once body and soul are fully relaxed, let time stand still as you soak up the mountain views from the herbal tea rooms.

#### COMBLOUX : The first artificial ecological swimming lake in France!

The lake, which measures over 1,500 sq.m., contains over 10,000 aquatic plants and a waterfall fed by a small stream, guaranteeing exceptional water quality for swimming while you enjoy breath-taking panoramic views of Mont Blanc. The water is naturally heated by the sun and temperatures vary between 19°C and 26°C, thanks to a tarpaulin stretched over the bottom of the swimming area. You enter the water via a gentle slope that is ideal for children. The lake is in the centre of the village in an Alpine setting, entirely devoid of "concrete" constructions. There is a wooden solarium, a grassy bank leading to the water and a bar/restaurant on the edge of the lake.

#### CHAMONIX : Access to the Vallée Blanche glacier!

Depart on skis from the Aiguille du Midi, at 3842 m altitude, and embark on an incredible journey over extraordinary glaciers at the foot of Mont Blanc all the way to Chamonix. There is a vertical drop of almost 3,000 m., the best powder, and a unique Alpine ambiance.

There are many golf courses near Megève:

Chamonix Golf Club  
The Golf du Mont d'Arbois course  
The Golf Flaine-Les Carroz course  
The Golf des Confins course ...

THE AREA

SKI IN FRONT OF MONT-BLANC !

GREEN RUNS  
38

BLUE RUNS  
65

SNOWPARK  
1

RED RUNS  
82

BLACK RUNS  
34



ÉVASION MONT-BLANC  
100 km of runs



ÉVASION MONT-BLANC  
68 ski runs



ÉVASION MONT-BLANC  
69 cable cars

PORTES DU MONT-BLANC  
400 km of runs

PORTES DU MONT-BLANC  
238 ski runs

PORTES DU MONT-BLANC  
101 cable cars



## THE AREA



- 1 - 2 ski areas
- 2 - 3rd largest ski area in France
- 3 - Breath-taking panoramic views
- 4 - 360-degree views
- 5 - Varied skiing amid pine trees



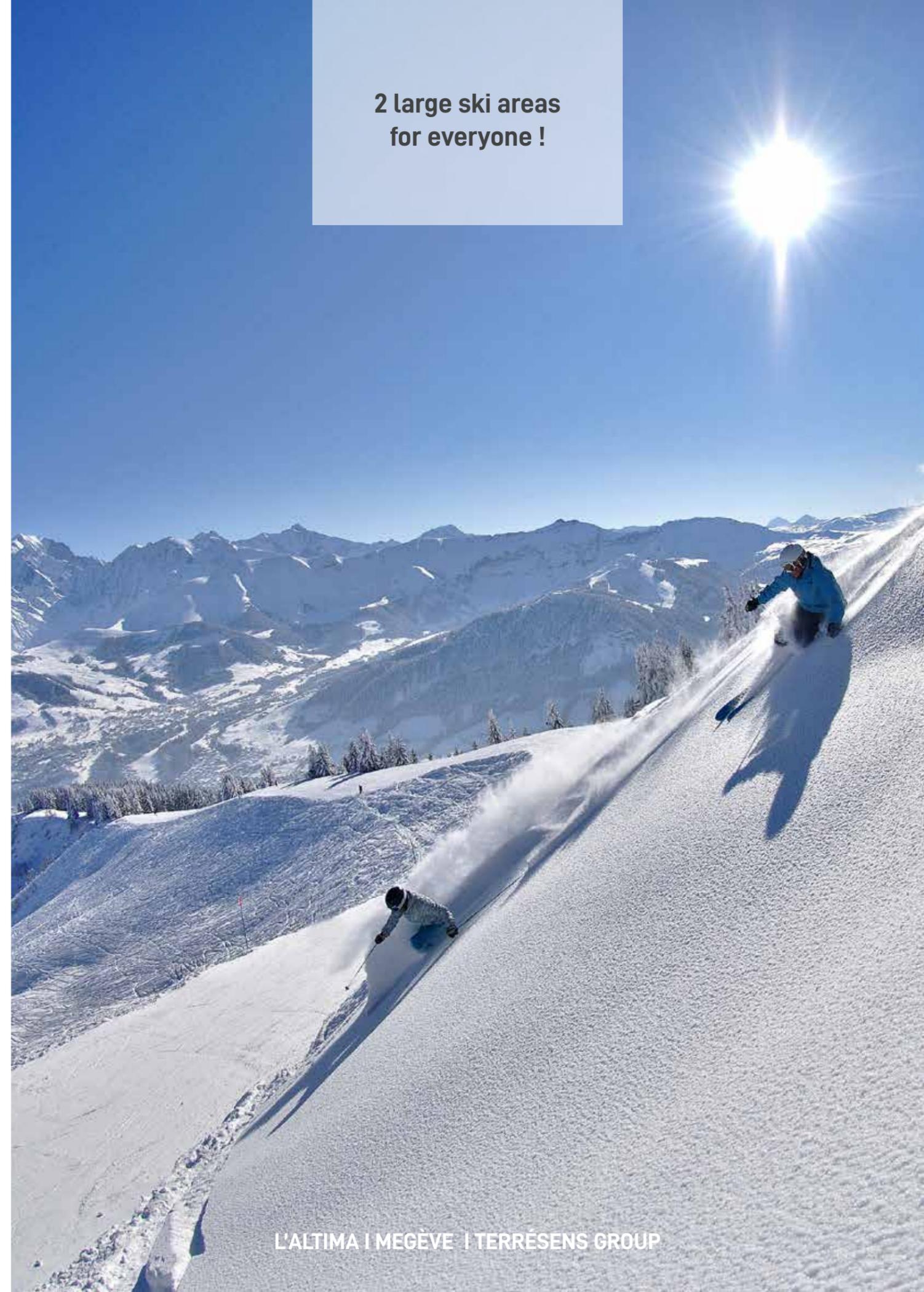
### EVASION MONT BLANC SKI AREA

Covers the ski areas of Megève, Saint-Gervais, Les Contamines and, lastly, Les Portes du Mont-Blanc. Megève lies in the heart of a massive inter-connected ski area, the 3rd largest in France. Discover varied skiing for all levels, in a ski area ranging over 8 peaks facing Mont Blanc, from the Fiz to the Aravis. Ski and hike through the pine trees and typical Savoy chalets of the Megève valley in a protected area. Savour gourmet skiing and lunch at one of the many high-altitude restaurants and discover the charms of a protected area and village. In Megève, fill up your senses as you ski: 100% enjoyment, nature, and breath-taking panoramic views !

### LES PORTES DU MONT-BLANC SKI AREA

Covers the resorts of Combloux, Megève (le Jaillet), La Giettaz and Cordon (not linked). Ski through pine trees and chalets in mountain pastures opposite Mont-Blanc and the Aravis mountain range, while enjoying breath-taking panoramic 360-degree views.

2 large ski areas  
for everyone !



Varied activities  
for everyone



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 m<sup>2</sup> 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.

Recharge your batteries & exert yourself in a natural setting



Every summer, Megève hosts and / or organizes some major sporting and cultural events which it would be a shame not to take advantage of during your stay:

- The Megève Trail Nature
- The Mont-Blanc Race
- The Megève Rally
- The Jazz Festival
- The Megève International Jumping ...

**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

## THE LOCATION

A natural green setting and a view including Mont-Blanc !

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 be in the village centre at the ski lifts in minutes, thanks to **the internal residents' shuttle service**, which operates during school holidays.



Les Vériaz  
161 route de Prariand

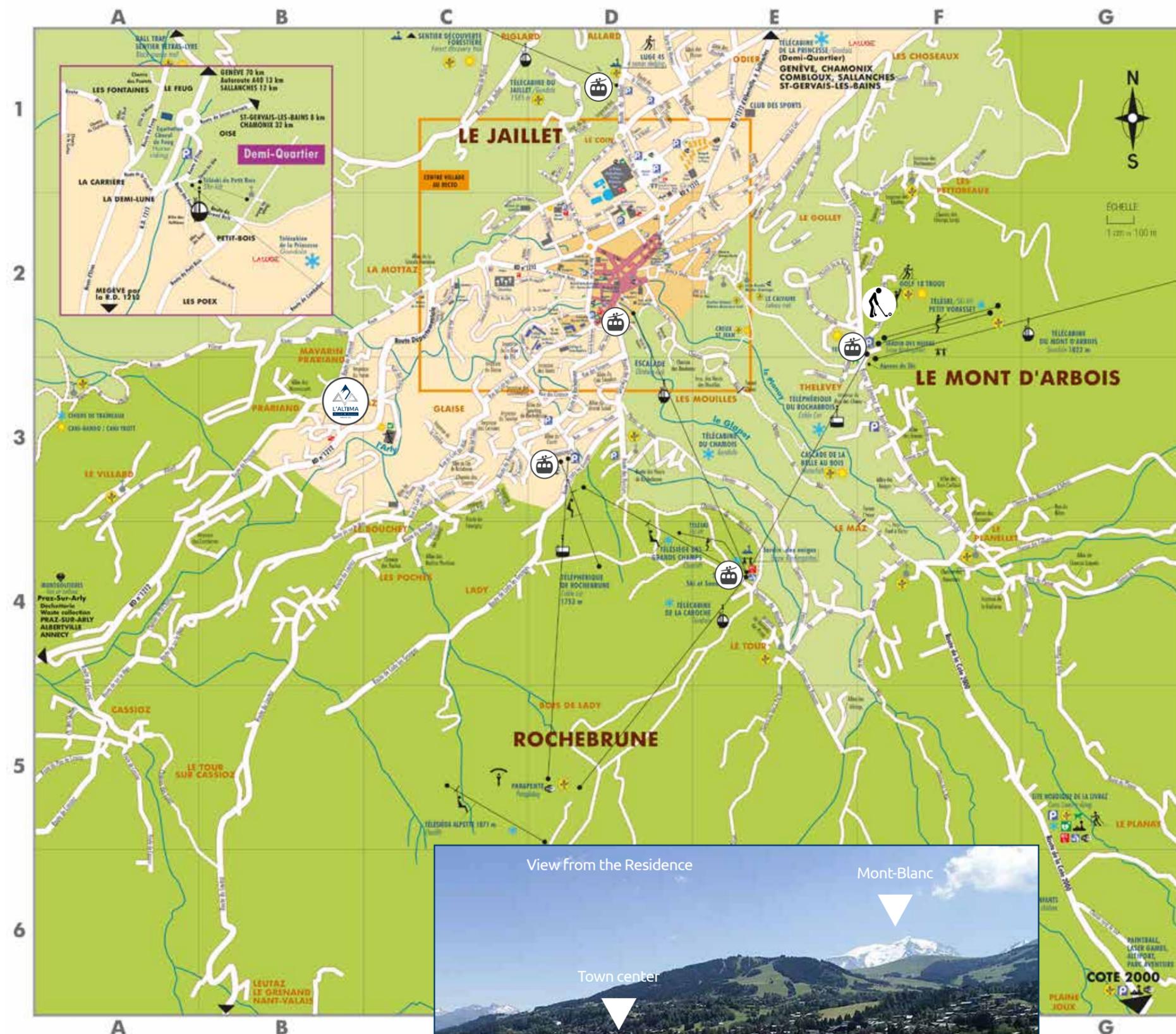
### BY SHUTTLES



L'ALTIMA ◀▶ TOWN CENTER : 4 mns  
L'ALTIMA ◀▶ TÉLÉCABINE LE JAILLET : 6 mns  
L'ALTIMA ◀▶ TÉLÉCABINE ROCHEBRUNE : 7 mns

### BY FEET

L'ALTIMA ◀▶ TOWN CENTER : 10 mns





A four season residence !



A traditionnal & modern  
residence !

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.



L'ALTIMA

Chalets  
making you feel at home !

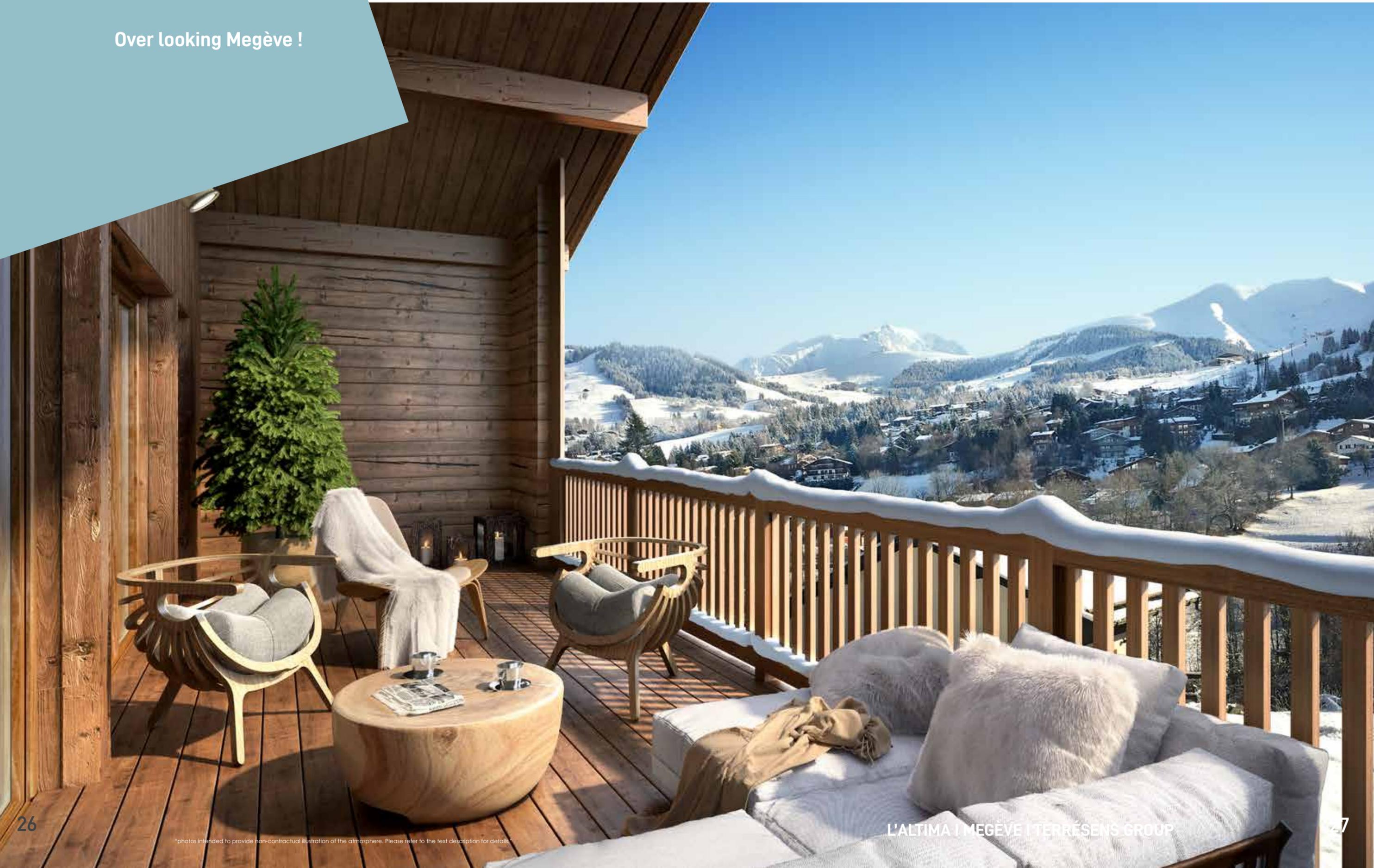


L'ALTIMA | MEGÈVE | TERRESENS GROUP

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

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.

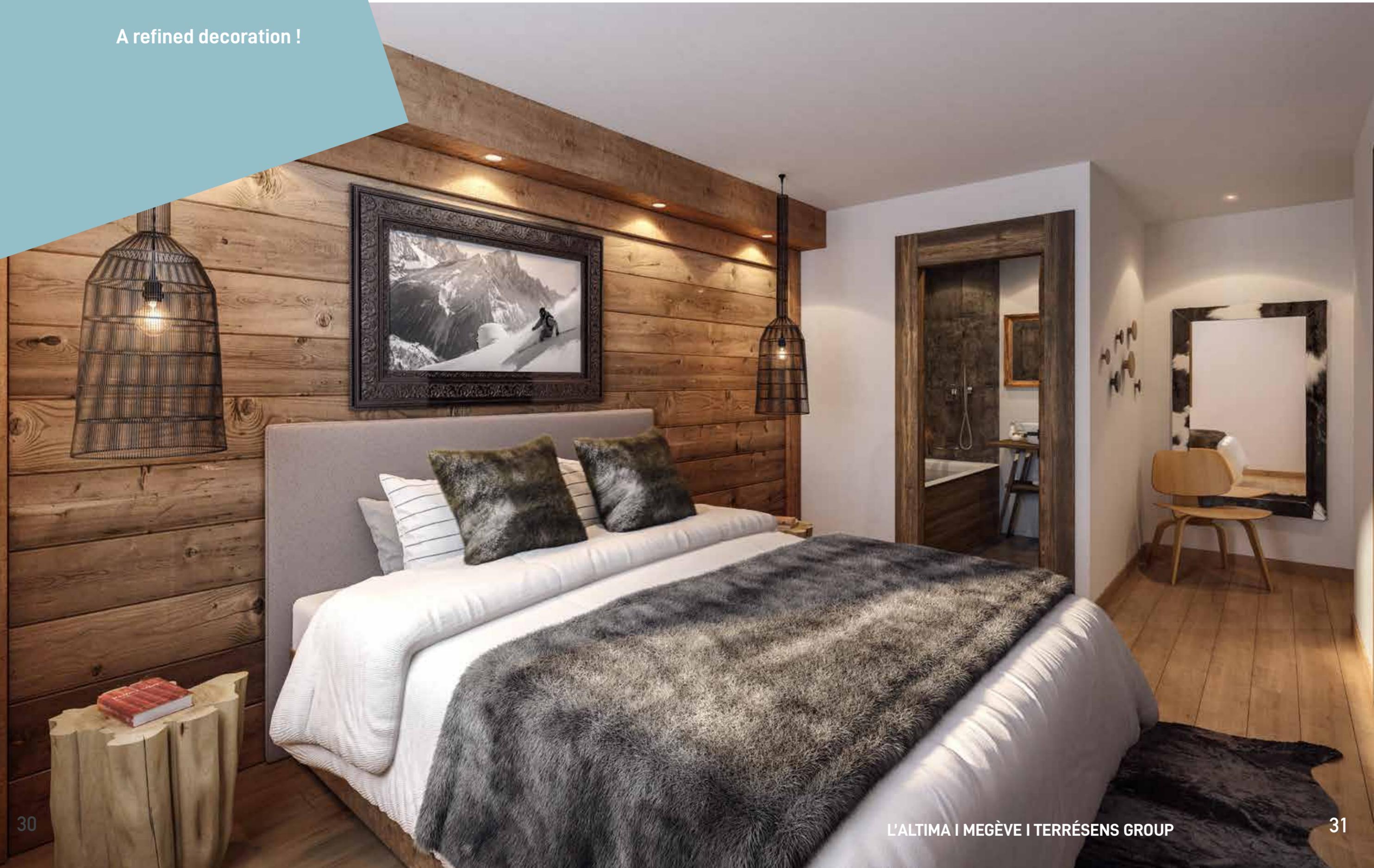
Over looking Megève !



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



A refined decoration !



Bright interior !

**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.

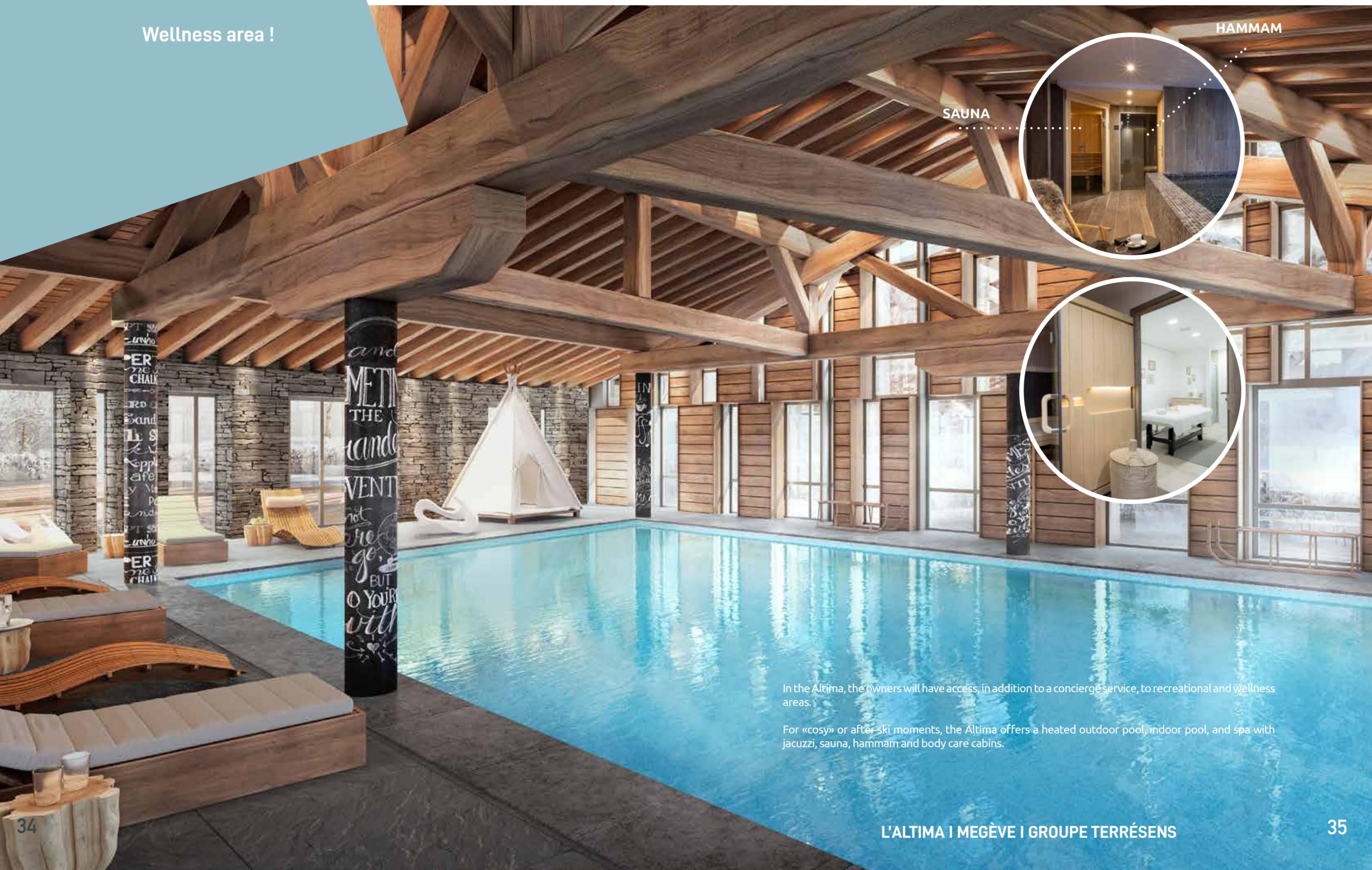
The fitted kitchens, in two-tone shades, will be equipped with the following features:

- 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).



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

Wellness area !



SAUNA

HAMMAM

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.

Everything is proposed,  
nothing is imposed !

For owners who would like our help  
**Terrésens offers services to support you every step of the way**  
in the seasonal rental of your apartment

Make a sound investment: high quality services, premium locations, and good energy performance.

Simplify the rental process: a single, easy-to-reach point of contact.



### INVESTOR SOLUTION

Invest for your retirement with an income-generating property in a premium location.

#### OPT FOR THE DADDY POOL : COMMERCIAL LEASE

- 11-year contractual rental income commitment.
- Yield of up to 4% annually before rental charges and net of taxes.
- Option to transform part of the rent into owner occupancy.
- Reclaim VAT (20%) on the purchase price\*.

Very limited number of apartments available (between 5% and 10%) in each apartment complex in order to secure the rental investment.



### DYNAMIC SOLUTION

Enjoy great freedom of occupancy, while also enjoying a profitable level of seasonal rental income.

#### CHOOSE OUR TERRÉSENS VACANCES LEASE AGREEMENT : COMMERCIAL LEASE

- Every year, you decide when you are going to stay at your home\*\*.
- Your property is rented through the top tourist distribution networks.
- You can tailor your rental income to suit to your own occupancy needs.
- Reclaim VAT (20%) on the purchase price\*\*.
- Concierge service available to homeowners.



### CLASSIC SOLUTION

Or you may prefer to manage the rental yourself (like an estate agent) without benefiting from VAT recovery.

#### CHOOSE THE NON-EXCLUSIVE MANAGEMENT MANDATE : VIA TERRÉSENS AND/OR AN ESTATE AGENCY

- Renew each year to suit your needs.
- Simply let us know which weeks you would like to rent out your property at any time.



### BASIC SOLUTION

Rent out your property yourself, while benefiting from hotel-style services.

#### CHOOSE THE TERRÉSENS CONCIERGERIE SERVICED ACCOMMODATION CONTRACT :

- These include preparing for and welcoming tenants, providing check in, inventory on arrivals and departures, cleaning, linen, tours of the apartment complex etc.

(\*) Reclaiming VAT: Article 261 D 4e / Article 271 and Art 271 IV of the French tax code (CGI); recovery of VAT acquired by 20th when purchasing a furnished home offering hotel-style services.  
(\*\*) For up to a maximum of 182 days per year when purchasing a furnished apartment that offers para-hotel services.

# Professional construction and management



**MOUNTAIN SPECIALIST SINCE 2008 !**

**• DESIGNING AND BUILDING**

Our group gets involved as soon as a property has been identified. After our development department has carried out a study, we choose the locations paying meticulous attention to detail. The choice is vital because it guarantees the best investment: "Location, location, location" is our motto!

We then carry out the following steps: markets studies for the product; benchmarking; and product design in collaboration with the architects, our management department and the future management teams.

When building the properties, we get involved as the property developer/co-developer, or even as consulting technicians or engineers.

**• MARKETING AND CONSULTING**

Immoé, a subsidiary of the TERRÉSENS group, markets the properties (apartments, chalets, villas etc.). We work with our own network of consultants in France and internationally.

**• MANAGING AND OPERATING**

Our management team studies, selects and validates the future property programmes completely independently so as to ensure long-lasting problem-free management. Depending on the project, its size, location, and the typology of the building, we entrust the running of the residential complexes to well-known, recognised managers or we run them ourselves. During the operational phase, our on-site teams ensure the properties are well-run, full of bookings, while also looking after the upkeep of the apartments and shared areas and carrying out technical monitoring.

DISCOVER TERRESENS IN VIDEOS



For the owners who wish it, Terrésens Vacances (subsidiary of the Terrésens group) proposes a rental management service, in order to put in seasonal hiring and in a punctual way their property, as well as a concierge service.

Terrésens - Hôtels & Résidences (trademark of Terrésens Vacances) works for homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay (as described earlier in the purchase options).

Terrésens - Hôtels & Résidences selects first-rate destinations with strategic locations (resort centre, ski access, sea view, etc.) to ensure each residence is always occupied.

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.

**CONCIERGE SERVICES OFFERED :**



**OPERATION NAME :**

L'Altima

**OPERATION ADDRESS :**

161, Route de Prariand  
74120 Megève

**OPERATION TYPE :**

Immobilier neuf - Vente en état futur d'achèvement

**PROPERTIES :**

Appartements du studio au T6

**SERVICES :**

Accueil, services de conciergerie, caves, parking sous-sol, casiers à skis chauffés,  
piscine, espace bien-être (avec hammam, sauna, jacuzzi)

**DEVELOPER :**

Groupe Terrésens

**MANAGER :**

Terrésens Hôtels & Résidences

Find everything you need for reservations at [www.terresens.com](http://www.terresens.com)

Find our rental offerings at [www.terresens-msh.com](http://www.terresens-msh.com)

Join our group on social media



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SAS AU CAPITAL DE 4 000 000€  
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**TERRÉSENS**  
PROPRIÉTÉS

[www.terresens.com](http://www.terresens.com)

Non-contractual document

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Terrésens communication  
department

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