

*Erna Low*  
PROPERTY

FRÉJUS  
CÔTE D'AZUR - ESTÉREL



OASIA  
DOMAINE PRIVE

Experience the intimacy of contemporary  
homes in the quiet of a private estate

# FRÉJUS - OASIA PRIVATE DOMAIN





Massif de l'Estérel

# BETWEEN THE SOFTNESS OF THE COTE D'AZUR AND A FULFILLING CITY LIFE

Surrounded by the undisputed stars of the Riviera such as Cannes and Saint-Tropez, Fréjus shines with its natural charm, blossoming along a remarkable coastline between the Maures and Estérel massifs.

Caesar's men laid the first stones of Forum Julii, "Julius's market", in its historic center.

Numerous testimonies to a prestigious past can be found in the episcopal palace, now the town hall, the magnificent Saint-Léonce cathedral and its thousand-year-old bell tower, the cloister and its unique medieval paintings.

To live here is to add to the natural pleasures of the sea the rediscovered taste of an authentic tradition, with its 200 stores and boutiques\*, its Provencal markets, its restaurant terraces...



*The art of Mediterranean terrace living*



*Over 2,000 years of history*



*A remarkable 8 km\* coastline of fine sandy beaches and calanques*



*Remains of a Roman aqueduct in the heart of the city of the 24-hectare\* Parc de la Villa Aurélienne*

Fréjus beaches

## FRÉJUS - OASIA PRIVATE DOMAIN







## PRIVACY PRESERVED HOMES WITH PRIVATE GARDENS

OASIA's architecture is modern, creative and brightly lit. The facades unfold in a contemporary geometric rhythm, highlighting selected materials and matching colors.

A succession of volumes and recesses stand out from the facades, creating a play of identity punctuated by a change in champagne tone, and wood-effect rendering at the rear of the houses.

The exemplary complex offers a quality of life that blends architecture and nature, intimate spaces and open views.

Private gardens of up to 257 m<sup>2</sup> are an invitation to serenity, giving free rein to your desires for al fresco dining, gardening, children's games... in the Mediterranean sunshine.



*The OASIA estate, a peaceful setting close to the historic center of Fréjus and the Mediterranean Sea.*

*Building with respect for this place means developing a peaceful architecture in close dialogue with nature. Sober, modern lines enliven volumes and allow light to filter through.*

*vibrate to the warm, textured tones used for the facades.*

*The combination of spacing, contrasting materials and relief between solids and voids gives the facades an aesthetic and climatic role, sometimes protecting from the sun, sometimes subtly filtering light. Large bay windows provide natural lighting for the villas, while loggias on the upper floors punctuate the facades and frame views of the surrounding countryside.*

*Thanks to an in-depth search for the best orientation and spatial layout, each villa is in harmony with its sumptuous surroundings of wooded areas and tree-lined gardens.*

*The OASIA estate is an ode to contemporary living and a unique residential experience.*

*Jean-Pascal Clément  
Architect D.P.L.G.*

## FRÉJUS - OASIA PRIVATE DOMAIN







# THE SERENITY OF AN ENCLOSED ESTATE WITH TREES AND A PRIVATE SWIMMING POOL

Harmony and serenity were the guiding principles behind the design of this haven of residential peace in the heart of a fully enclosed estate.

OASIA invites you to take a stroll. The estate's landscaping is inspired by of Fréjus' natural heritage, such as the Parc Aurélien. Pines, eucalyptus, olive trees, holm oaks, Judas trees... create a landscape continuity with the listed wooded area.

The pool is set between two landscaped valleys away from the houses.

Designed as a natural, peaceful setting, it is surrounded by a sunny south-west-facing beach and shady meadows, for the ultimate in relaxation.





## INTERIOR SPACES DESIGNED FOR LIVING OPEN TO THE OUTSIDE WORLD

The layout of the homes combines functionality and comfort while preserving space, as illustrated by the luminous living rooms. with large bay windows incorporating an open kitchen.

The houses' terraces and private gardens promise relaxing moments of contemplation, some overlooking listed woodland.

The first floor comprises 2 or 3 comfortable bedrooms with closet space, and a bathroom.

For added convenience, each home comes with an attached garage and private parking space.



## Interior spaces

- High-performance thermal and sound insulation.
- Hot water and heating by triple-service heat pump with split. Reversible air conditioning.
- Smooth paint on walls and ceilings.
- Double-glazed windows equipped with electrically motorized roller shutters with automatic smartphone control.
- Glazed stoneware tiles 45 x 45 cm. Tiles 25 x 40 or 25 x 45 cm around showers and baths.

- Vanity unit with illuminated mirror, electric towel warmer.

## Outdoor areas

- Private garden for each house, fully fenced with double wire fencing a low wall and/or shrub hedges (as per plan).
- Private garage for each villa with manual overhead door and additional outdoor parking space.

- Terrace cladding with porcelain stoneware tiles 60 x 60 cm.

## Security

- Fully gated estate with pedestrian access control via videophone and Vigik® badge.
- Entrance doors with burglar-proof metal frame, 3-point A2P\* security lock.

# ENERGY SAVING, A RESPECTFUL APPROACH FOR ALL

OASIA is a NF Habitat-certified residence, designed to comply with RE 2020 environmental regulations, thereby reducing its environmental footprint.



Optimizing and controlling energy consumption means benefiting from :

- Greater everyday comfort
- Lower costs
- A long-term asset guarantee.

## A VIRTUOUS DOMAIN SIGNED BY COGEDIM



### Responsible design

- Sober architecture, light-colored facade cladding and shading overhangs the terrace below.
- Use of renewable energies: heat pump for hot water and heating.
- 3 large landscaped ditches for collection of excess rainwater.



### Preserving biodiversity

- More than 8,500 m<sup>2</sup> of green space and more than 4,000 m<sup>2</sup> of classified woodland.
- The estate is planted with 170 trees. The landscaping features 15 different plant species, offering a wide choice for biodiversity.
- Preservation of local wildlife: installation of nesting boxes and shelters to encourage biodiversity.



### Greater energy sobriety

- Water-saving devices: thermostatic taps, two-touch WCs, mixer taps with mousseur and flow limiter.
- Houses with different orientations for optimized comfort.

# FRÉJUS-CÔTE ESTEREL

## THE MANY FACETS OF MEDITERRANEAN ART DE VIVRE

### ANIMATED

Fréjus, certified Ville d'Art et d'Histoire (Town of Art and History), seduces visitors with its narrow shopping streets, shady squares and museums. or its Roman amphitheatre, which hosts concerts and shows.



### CONTEMPLATIVE

Between the Maures massif and of l'Estérel, the town offers its inhabitants an exceptional panorama, with its red rocks plunging into the turquoise waters of the Golfe de Fréjus, its wild coves offering numerous walks.



### DYNAMICS

Fréjus is ideally located Close to PACA's major cities, 40 km\* from Cannes, 65 km\* from Nice, 90 km\* from Toulon, 150 km\* from Marseille. The conurbation has an employment pool of nearly 39,000 employees\* in more than 11,000 companies\*.



### SPORTIVE

Fréjus surrounds itself with scenery an exceptional natural setting for sports of all kinds. There's no shortage of activities on the 135-hectare\* nature reserve: indoor swimming pool, sports fields, kitesurfing, water sports... 3 international golf courses surround Fréjus between St-Raphaël and Roquebrune-sur-Argens.



### AZURÉENNE

Sandy beaches, coves and unsuspected calanques, the fragrant hills of the Estérel... The Gulf of Fréjus seduces, attracts and delights every day. for its peaceful harmony.



### EPICURIAN

Restaurant terraces serve Mediterranean-style cuisine.

The many markets are also a must for buying fruit and vegetables.

Provençal vegetables.







# OASIA DOMAINE PRIVÉ

573 RUE DES COMBATTANTS  
D'AFRIQUE DU NORD

83600 FRÉJUS

## BY CAR:

- 6 minutes\* from the A8 freeway to Toulon and Marseille.
- 8 minutes\* from the A8 freeway to Cannes and Nice.

## BY BUS :

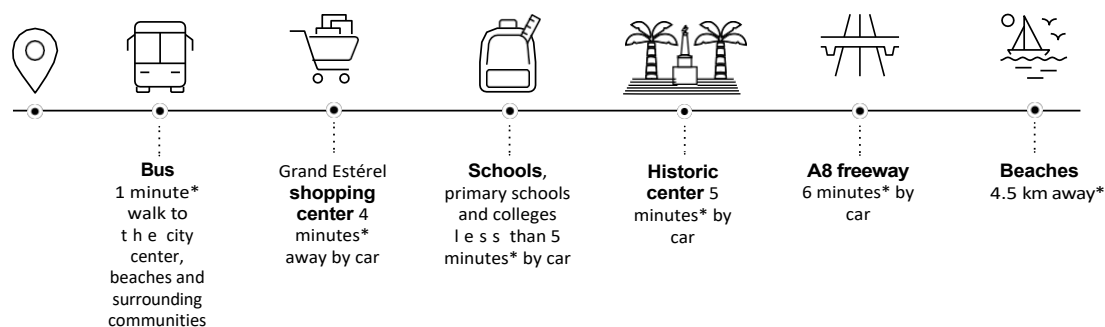
- 50 m away\* "Les Vernèdes" stop. Line 15 to Gare Routière. Line 16 to Domaine du Capitou, Fréjus bus station, Gallieni and Camus high schools.

## BY TRAIN

- 12 minutes\* from the TGV station in Saint-Raphaël-Valescure, national routes to Paris, Lyon, Geneva... (20 daily connections from Paris in summer).
- 4 minutes\* from Fréjus TER station, regional lines to Marseille and Ventimiglia...

## BY PLANE

- 42 minutes\* from Nice Côte d'Azur international airport, national, international and low-cost routes.



OASIA

DOMAINEPRIVE

