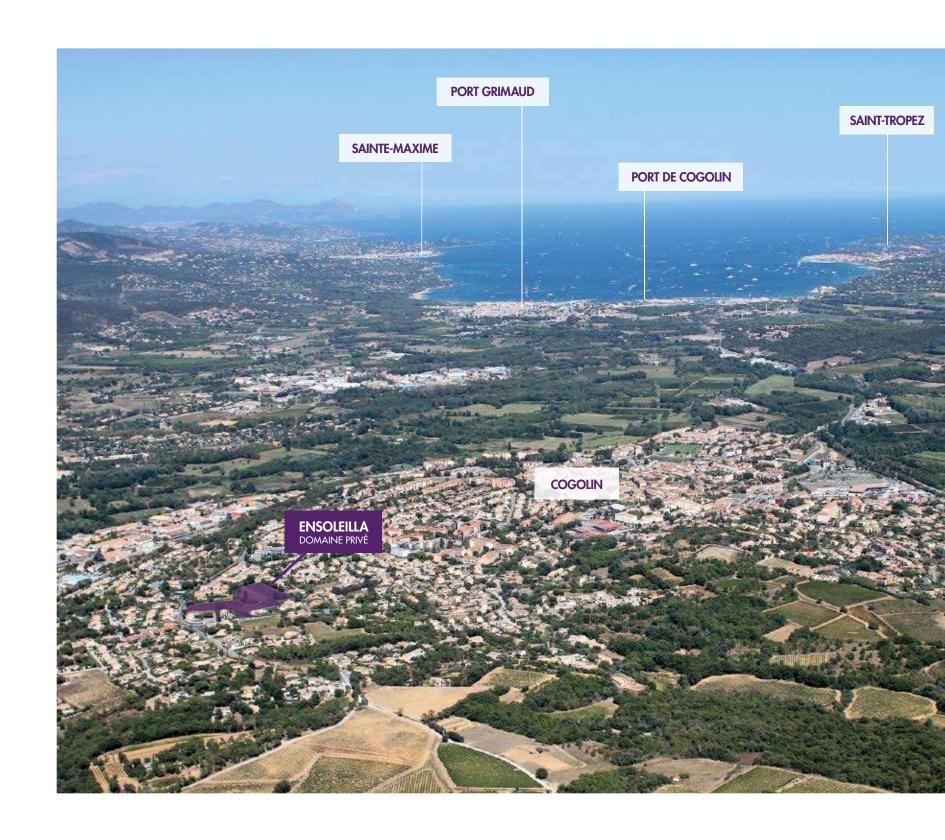


presents



PRIVATE ESTATE





COGOLIN, THE "GULF" SPIRIT BY NATURE

Grimaud and Gassin, Ramatuelle, Saint-Tropez, Cogolin...
the Gulf of Saint-Tropez resounds with mythical names, evocative of what is most remarkable about the Côte d'Azur. Picturesque villages with Provençal accents, golf courses and marinas, casinos, festivals and nautical events... A permanent enchantment invades you.

This magic has inspired the pen of writers, lent its colors to painters, provided a dream movie setting that keeps the legend alive.

"Head in the clouds, feet in the water", Cogolin reveals its natural charms

along the green hills of the Massif des Maures and the calm waters of the Mediterranean. The historic heart unfolds its picturesque elegance and rich heritage through

its narrow streets or lively squares. At the Marines de Cogolin, the city radiates seaside wonders with its fine sandy beach, its nautical base and a port complex.

This is where the Domaine Privé Ensoleilla flourishes, a 15-minute walk* from the heart of town in an anthology of well-being and practicality at your doorstep: shops a few steps away, bus to the center and the beaches, college and schools...



Cogolin, the village spirit surrounded by nature



The heart of the historic village of Cogolin 15 minutes* on foot



Port-Cogolin, seaside charm

COGOLIN - GOLFE DE SAINT-TROPEZ - ENSOLEILLA PRIVATE DOMAINE





Jean Pascal CLÉMENT Architecte

Beauty of lines, perfection of volumes, nobility of materials, Ensoleilla Domaine Privé is an ode to the southern art of living. and in the light. We designed a soft and reasoned architecture by proposing a varied épannelage which ensures an optimized sunning and clear views. The alternation of colors on the facade gives the appearance of a real village and small Provençal bastides.



A NEW DEVEVELOPMENT WITH SWIMMING POOL

THE PROVENCAL BASTIDE SPIRIT REVISITED

Past the elegant entrance gate, Ensoleilla Domaine Privé offers residential space for lovers of nature and confidential well-being. A subtle harmony expresses all the values of Provençal architecture. The domain opens up to sunshine throughout the day and offers beautiful visual vistas. towards the surrounding hills calling for serenity.

How can you imagine such a haven of peace without the prospect of a large 15 x 5 m swimming pool. Bordered by a stone-toned solarium terrace and surrounded by wooded landscaped areas,

it will seduce fans of long lazy afternoons. It surrounds itself with a dressed low wall in stone. The estate competes in elegance with noble materials such as the exposed beams on the top floor, the wrought ironwork of the railings,

the flamboyant red tiles of the roofs adorned with rows of sponge cake.





A PROVENÇAL VEGETATION BETWEEN SECRET ALCOVE AND OPEN-AIR THEATER



Remarkable trees Shadow and light, perfume and natural freshness create a haven of tranquility and a most relaxing living environment.





Arbre à Soie



Mediterranean hedges The estate is bordered by free and rustic vegetation giving rise to a diversity of shapes and colors changing with the seasons.







Arbousier



Foster biodiversity A garden designed to promote biodiversity with the installation of natural lodges, nesting boxes and insect hotels.

THE MEDITERRANEAN ART OF LIVING PAR EXCELLENCE

Cradled by a generous surrounding nature, the estate pays homage to the Provençal art of living in a unique style inspired by the bucolic atmosphere that reigns there.

Beauty radiates both inside and outside the apartments, extended by beautiful sunny balconies.

Here, we take the time to live while contemplating the perspectives on the surrounding hills.

The apartments on the ground floor have a terrace opening onto a private garden suggesting mild afternoons under the coolness of the trees. For those who like more private spaces, the apartments on the top floor have intimate balconies in the spirit of Saint-Tropez revisited and protected by the roof of the bastide.





INon-contractual illustration of an ambient nature of a Cogedim operation

LIGHT AND SPACE INSPIRED INTERIORS

Surfaces from 2 to 4 rooms meet all desires thanks to the care given to the finishes and a high level of requirement of the plans. The living rooms are designed in a spirit of freedom and volumes. The large bay windows provide an omnipresent light.

The very distinct night areas and the parental suite for some preserve everyone's privacy. Ideal for teleworking, an office space is provided in each apartment.

The grace of the hall reinforces the feeling of tranquility to feel already at home as soon as you enter. Floor layout with authentic charm and a terracotta wall covering take up the codes of the bastides

Provençales by bringing a warm and deep note.



THE GULF OF SAINT-TROPEZ, ENTER THE LEGEND OF AN INCOMPARABLE LIFESTYLE

MYTHICAL

Sainte-Maxime, elegant and gentle, Saint-Tropez, hectic and endearing, or the incredible Port-Grimaud, little Venice nestled in the hollowof the Mediterraneanâ€! The Gulf of Saint-Tropez shines with well-being during the day to shine with all its splendor in the effervescence of its nightlife.



MEDITERRANEAN

From the intimate, wild-looking beaches of Rayol-Canadel-sur-Mer, from Pampelonne to Ramatuelle, to those of Sainte-Maxime, what would the Gulf of Saint-Tropez be without its fine sand and secret coves. An extraordinary journey in search of emotion.

PRESTIGIOUS

Every year, the regattas "Les Voiles de Saint-Tropez" brings together the cream of international yachting. Boutiques, spas, polo, casinos, restaurants, prestigious events elevate the Gulf to the rank of luxury capital.





NATURAL

From the coastal path to the Massif des Maures, from the blue of the Mediterranean to the shades of green and ocher of the hinterland, the Gulf of Saint-Tropez cultivates a variety of colors and essences of infinite richness.

PROVENCAL

The many weekly markets invite you to discover the culture of Provence and its vineyards. Products of the sea are to be found at the auction on the port at Cavalaire-sur-Mer.

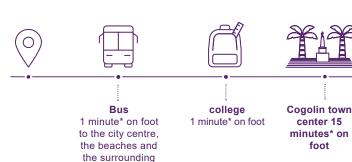
on the Place aux Herbes in Saint-Tropez or at the fishermen's stall, on the port of Sainte-Maxime.





SPORTY

The Gulf of Saint-Tropez welcomes 3 golf courses in Sainte-Maxime, Gassin, Grimaud and a magnificent site dedicated to polo in Gassin. The nautical leisure offer is endless between kayak, jet ski, paddle, kite-surf, body-board, sailboat...



townsr



foot



and shopping

center 4

minutes* by

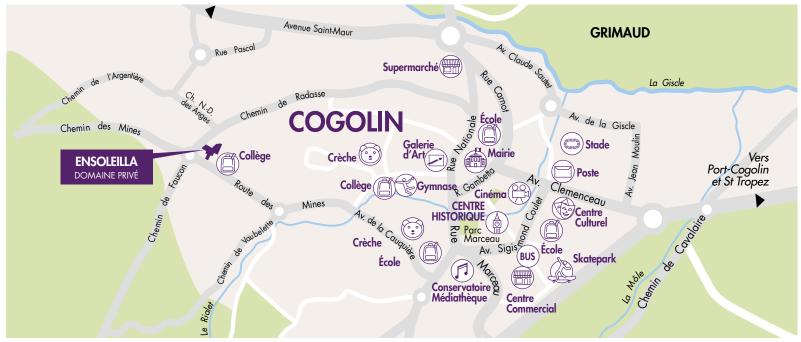
car





Beaches and Port-Cogolin 15 minutes* by

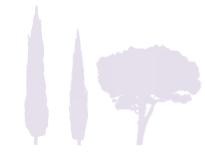
Business areas of Grimaud, St-Tropez and Ste-Maxime less than 20 minutes* by car





ENSOLEILLA - Private Estate

945 CHEMIN DE LA RADASSE 83310 COGOLIN



By Car

- 12 km* from Saint-Tropez via the D98.
- 34 km* from the A8 towards Cannes, Nice or Aix-en-Provence and Marseille.
- 60 km* from Toulon via the D98 then A570 and A57.

By Bus

 7 bus lines 100m*: "Collège de l'Assomption" stop to the town centre, the beaches, Gassin, La Mole, La Garde Freinet, Sainte-Maxime, Cavalaire-sur-Mer.

By Train

- 48 minutes* from Fréjus TER station, regional lines to Marseille and Ventimiglia.
- 49 minutes* from the Arcs Draguignan TGV station, national and regional lines to Paris, Lyon, Marseille, Nice...

By Plane

- 10 minutes* from the International Airport of the Gulf of Saint-
- Tropez. 46 minutes* from Toulon-Hyères International Airport, national, international and low-cost lines.
- 104 km* from Nice Côte d'Azur International Airport, national, international and low-cost lines.

^{*} Sources : Google Maps, Insee, Communauté de Communes, Mairie, Office du Tourisme, Port de Cogolin. Crédits illustrations : Fabrice THÉRON, non contractuelles destinées à exprimer une intention architecturale d'ensemble et susceptibles d'adaptations. Les illustrations présentées sont une libre interprétation des projets élaborés par l'artiste : en conséquence, les caractéristiques présentées dans ce document ne sont pas définitives et sont susceptibles d'être modifiées en fonction des contraintes techniques, financières, administratives ou réglementaires imposées à Cogedim, notamment lors de l'instruction des autorisations à construire. Ces caractéristiques n'entrent donc pas dans le champ contractuel. Les appartements terrasses, loggias, balcons sont vendus et livrés non aménagés et non meublés. Crédits photos : © Marc Bourbon - © Lagrange / Wallis, fr - © Danussa, Photo-Saint-Tropez, Morphart Creation, sopon seti, MISBA TABASAM, Sabrina Tollenaers, Javier Ruiz / Shutterstock - © barmalini, Westendó 1, KD_65, David Jalda, chawa06, JM, isogood / Adobe Stock - © Antonin Boulat, zinzii, Gwenvidig / Stock. Cogedim SAS, 87 rue de Richelieu, 75002 Paris, RCS PARIS N° 054500814 - SIRET : 054 500 814 00063 - Document non contractuel. Conception et réalisation Agence COBRA – 11/2022. Ne pas jeter sur la voie publique



9 Reece Mews, London SW7 3HE, UK

T: +44 207 590 1624 E: enquiries@ernalowproperty.com