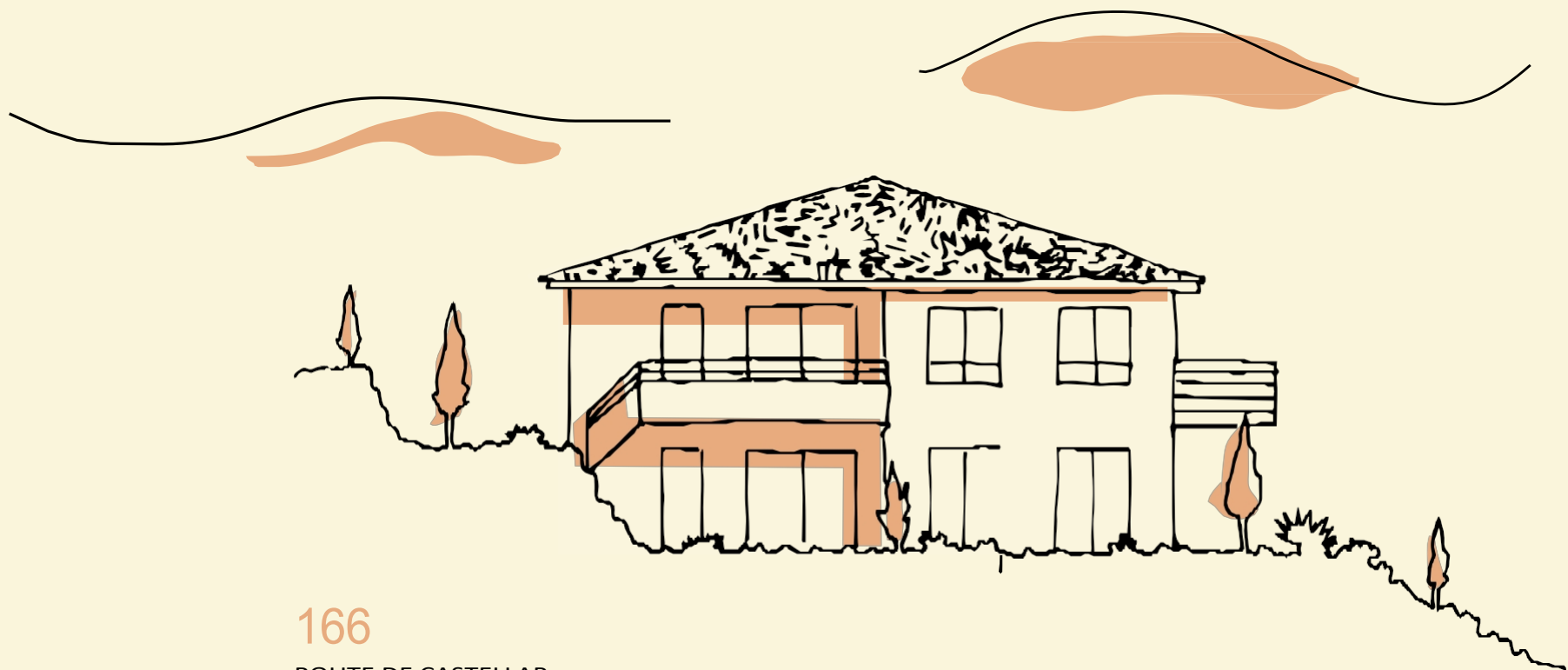
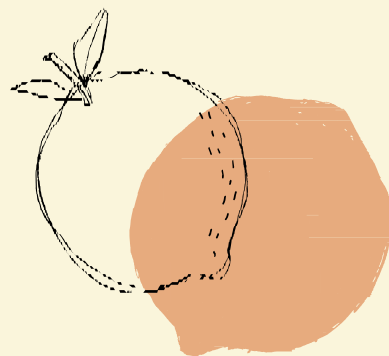


LES HAUTS JARDINS



166

ROUTE DE CASTELLAR
MENTON

EXTRAORDINARY GARDENS AND WONDERFUL VALLEYS



Menton: the old town from the Baie des Sablettes



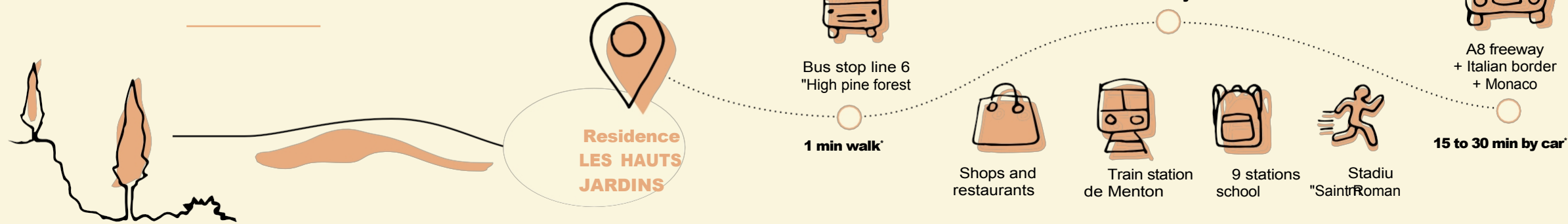
Nearby, the picturesque village of Castellar dominates the valley.

A hint of Italy in the heart of the Riviera. Here we are in sun-drenched Menton, with our feet in the water. Dolce vita everywhere: the Sablettes beach, the palaces of the belle époque, the gardens of the great botanists of the XIX^e century.

This baroque decor accompanies us all the way to the Roya and Bevera valleys.

So many nature-lovers' paradises, all with one thing in common: a rich historical heritage set against breathtaking panoramas...

En route to Menton



* Times and distances from GoogleMaps

THE RIGHT ADDRESS TO GAIN HEIGHT



Set back from the hustle and bustle of the seaside, your residence is ideally located, just ten minutes from downtown Menton and fifteen minutes from the first Italian towns.

This is the wooded gateway to the mountain hinterland, teeming with hiking trails, verdant valleys and sports and tourist activities ideal for recharging your batteries.

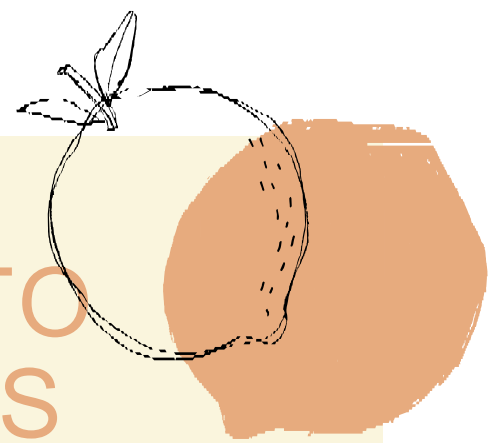
At 166 Route de Castellar, the **Les Hauts Jardins** residence is set in the traditional landscape of a plot of land. A "restanque" with an unobstructed view.



*"Sources of inspiration
first come from the environment as a
whole, the Southern Alps,
played and complicated..."*

Larsson Architects

INVITATION TO THE GARDENS

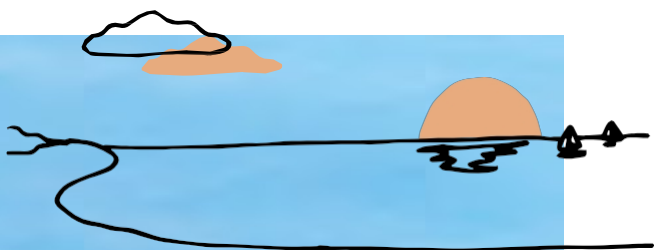


The four single-storey buildings make up an intimate residence, magnifying the Mediterranean art of living.

Over half of the landscaped area of the **Les Hauts Jardins** residence is given over to plants and citrus fruits in a festival of colors and scents composed of local species: agaves, bougainvilleas, jasmines, olive trees and aromatics.

A nature trail leads to your residential bastide, harmoniously integrated into the landscape with its timeless architectural lines. Light ochres, stone facings and tiled roofs recall the typical farmhouses of the region.

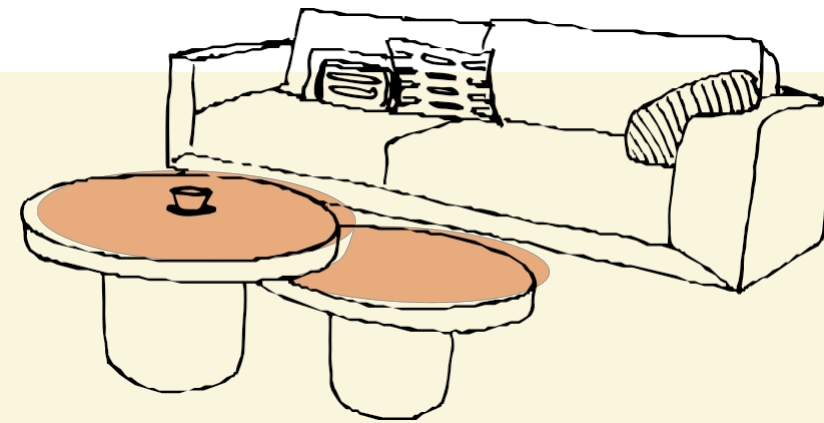
You'll appreciate the special care we've taken to ensure smooth access for pedestrians, two-wheelers and cars.



DEPTH OF FIELD, CONTEMPORARY LIFESTYLE

316 days of sunshine a year to live in the light.
Meet us on your terrace, where **Les Hauts Jardins** unfolds the
promise of your new, outward-looking life.
Surrounded by nature, gazing towards the horizon, you can enjoy special
moments on your balcony or terrace opening onto a private
garden.
Some apartments offer splendid views of the Mediterranean.

YOUR COMFORT AT THE TOP



2- TO 4-ROOM
APARTMENTS

ECO-DESIGNED RESIDENCE

BALCONIES OR TERRACES
WITH PRIVATE GARDENS



*Services :
style, quality and energy savings*

FINISHES



- 45 x 45 cm glazed stoneware tiles, choice of color from selected range
- Balconies: slabs on blocks
- On the first floor, the terrace slabs are grassed.
- White acrylic velvet satin paint in all rooms
- Fitted closets, mirrored doors in entrances and white doors in other rooms*.

COMFORT



- Acoustic screed for better insulation
- PVC windows and patio doors
- Electric roller shutters, individually controlled with centralization system*.

SANITARY EQUIPMENT



- Full-height tiling in sanitary areas, choice of selected range
- Bathtub with tiled apron or walk-in shower, shower screen and bath screen in Securit glass
- Showers in ancillary shower rooms*.
- Vanity unit, backlit mirror, towel rail
- Wall-hung WC in main WC - Hand-washing basin* - Washbasin

SAFETY



- Remote control of hall doors by videophone, Vigik system®
- Entrance door with A2P* 3-point safety lock
- Burglar-proof glazing on ground floor

* As per architect's drawings - Unless technically impossible - See detailed description





LES HIGH GARDEN S



166
ROUTE DE CASTELLAR
MENTON



-  SUPERMARKET
-  SHOPS
-  BUS STOP LINE 6
-  PHARMACIE



A MAJOR PLAYER IN REAL ESTATE IN FRANCE

Over the past 30 years, Pitch Immo has built its development on a strong local base that has established its reputation as a trusted local developer, close to and at the service of local communities and the people who live in them.

With more than 10,000 homes delivered in recent years, Pitch Immo continues to grow and to pursue its ambition to offer Paris, Lyon, Toulouse, Aix-en-Provence, Bordeaux, Montpellier and Nice a new way of thinking about real estate.

Human real estate, designed for and with future buyers and the local area, built by local craftsmen and architects.

Tailor-made, locally-integrated real estate to serve the city, designed for the good of the city and the lives of its inhabitants, for projects that blend seamlessly into the local environment.

Real estate that combines well-being and utility, compatible with new uses, with the main aim of offering the best possible quality of life to its residents.

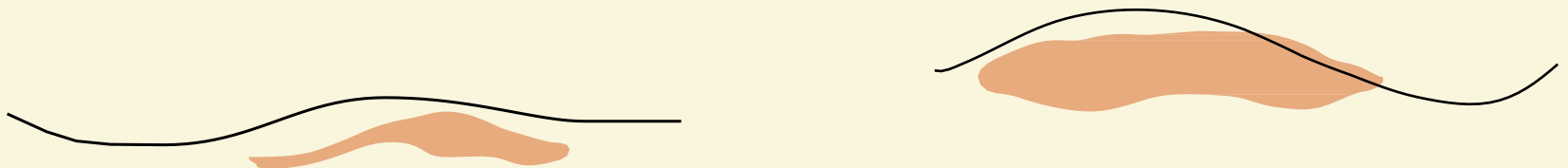
Finally, sustainable real estate, built ethically and minimizing its negative impact on the environment, because today, what's outside is just as important as what's inside.

Pitch Immo is a brand of the ALTAREA group.

Pitch Immo benefits from the financial and human support of a major group, while retaining the agility and proximity that are an integral part of its DNA.

Sold in the UK

by



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