



Les chalets de Joy
LE GRAND-BORNAND



EDITORIAL

Some places inspire you with their authentic charm

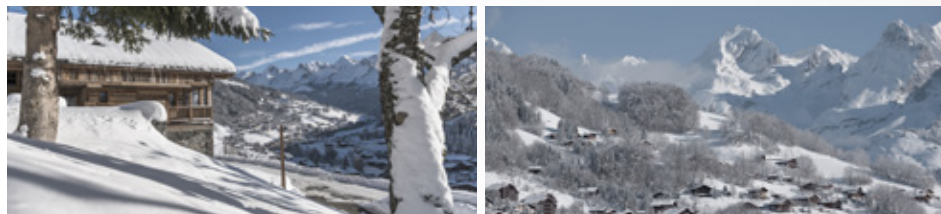
Because MGM has been choosing the finest sites, the best positions and construction quality for 50 years, it was only natural that we should choose the resort of le Grand-Bornand for our latest development.

In circumstances that have been favourable to MGM developments for several years, Les Chalets de Joy development opens a new chapter in the shared story of MGM and le Grand-Bornand.

In an exceptional position at the foot of the Joyère cable car looking out over the village and with the Chaîne des Aravis in the distance, the architecture of the **Chalets de Joy** is traditional and leaves an unmistakable impression on the resort which has no less than 400 chalets, most of which are more than 200 years old.

An outstanding location which along with our experience as builders, our local knowledge and the quality of our buildings, is amongst the many criteria which assure our future purchasers of capital growth and which reflect the values of our brand.

David Giraud - MGM Group C.E.O





La Joyère
cable car

Les chalets de Joy
LE GRAND-BORNAND

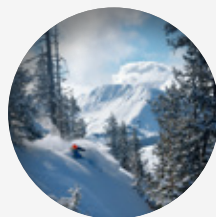


Tourist Office

Cinema



SALES OFFICE



LE GRAND-BORNAND

a resort that is intimate, energetic and cultural at the same time

Great skiing in winter and not to be missed in summer, le Grand-Bornand is a mid-altitude resort located in the Massif des Aravis in Haute-Savoie, which is amongst the most dynamic resorts in the Northern Alps.

With its 84km of pistes, Le Grand-Bornand is able to satisfy both those who enjoy relaxing skiing and fans of more energetic snow-riding. Those interested in legendary spots can ski the famous Dénivel'Maxx piste, 3km long and with 1100 m of gross descent non-stop all the way from the top of le Lachat at an altitude of 2000 m. down to the village of le Grand-Bornand.

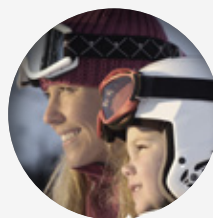
The great skiing you've been dreaming of amongst pine trees and ancient chalets.

When summer comes, look out for the active rural life.

Here you can enjoy 150 km of marked footpaths through forests and Alpine meadows, discover the flora and fauna, step off the path and taste the wild bilberries and blackberries. Le Grand-Bornand, **a place where you can create wonderful memories for the whole family.**







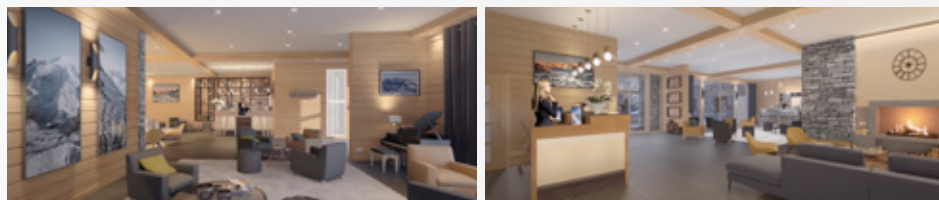
LES CHALETS DE JOY

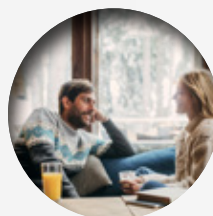
An architectural identity inspired by its privileged position

On this gently sloping ground, at the bottom of the la Joyère cable car, the complex blends perfectly with the surrounding traditional chalets which are typical of the Borne valley.

The 3 human-scale chalets match the overall harmony and lasting cohesion of the setting with wooden panelling alternating with stone walls for a perfect balance between mountain tradition and modernity. Here, there can be no doubt. You should follow your desires, particularly the desire to admire the view from your balcony over the chaîne des Aravis before heading out onto the slopes.

The quality can also be seen in the public areas. The indoor swimming pool with its panoramic terrace will impress you the minute you set eyes on it. According to your needs, the reception area with its fireplace is your first port of call for the in-house wellness available to every occupant: drawing room with fireplace, lounge bar, hotel service, etc.





COMFORT & WELLBEING

Have a look round the apartments where the volumes come to life

Nothing is left to chance in the internal layout of **the 2-room to 4-room duplex apartments**. Here, every last detail and every material is thought through by our interior designer who decides on the materials and colours to decorate the interiors in a chalet-revisited style.

Every fixture has been chosen with the greatest care to bring harmony and comfort to your apartment.

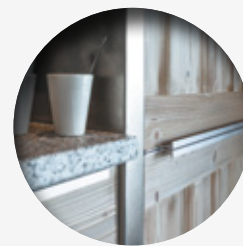
These spacious volumes are generously proportioned, the atmosphere is sophisticated, the comfort absolute and the windows are carefully designed to allow in the maximum amount of sunlight.

Every apartment benefits from a large balcony which extends your quest for relaxation into a magnificent outdoor space.

Each one has a storage locker, an individual ski locker and an underground parking space.







FIXTURES AND FACILITIES,

A brand that signifies quality through a sophisticated range of fixtures and facilities.

Fully furnished, equipped and decorated apartments.

- ◆ **Kitchen,**
 - Silver metallic glass and granite splashback
 - Wine store
- ◆ **Bathrooms,**
 - Bathroom and shower room wall covering in full height 60 cm x 120 cm wall tiles
 - Basin unit in Krion with integral Led* strip light
 - Basin surround in granite with mirror above
 - ACOVA* electric heated towel rail
- ◆ 60 cm x 60 cm floor tiles in living rooms
- ◆ Oak parquet flooring in bedrooms
- ◆ Mountain style internal doors (craft made)
- ◆ Handles and door furniture in brushed aluminium
- ◆ Heating by hydraulic underfloor heating controlled by GTC (Centralised Technical Management system)
- ◆ Large balconies covered in wood strips
- ◆ Reception lounge with fireplace
- ◆ Wellness centre and Montagnes du Monde® Spa
- ◆ Windows and external doors in wood
- ◆ Storage lockers and ski lockers with boot dryers
- ◆ Digicode secure entry system
- ◆ Private underground parking

**or similar*









TIME OUT TO RELAX

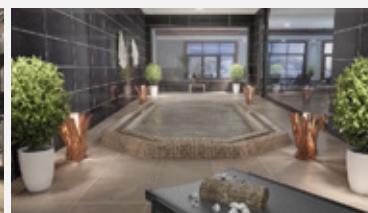
Welcome to the wellness centre – stylish and relaxing

As an owner, you enjoy free entry to the wellness centre.

Created by our experts and inspired by the natural mountain environment, the Spa Montagne du Monde® offers you a synergy between relaxation and treatment programmes.

Infinity pool, hot tubs, saunas, hammam, Nordic baths, fitness room equipped with the latest connected apparatus are among the many facilities to rid you of your stress and help you regain a deep sense of wellbeing.

Thanks to the expertise of the Pure Altitude® brand, this will be the time to treat yourself to a moment of pleasure with the treatment protocols. **All these luxury areas contribute to the value of your property and the enchantment of your holidays.**



MANAGING

YOUR PROPERTY WITH COMPLETE PEACE OF MIND

MGM Hôtels & Résidences, a subsidiary of the MGM Group, will look after the management of your apartment with the greatest care in the spirit of quality and hospitality: the MGM Spirit.

BENEFITS

RESERVED FOR OWNERS

MGM Hôtels & Résidences, offers its guests a personalised and a concierge service which will meet all your logistic requests from the time you arrive and throughout your stay.



Personalised welcome



Beds made up for your arrival



A bakery service



Reception with fireplace



"M-Bar" lounge bar in the complex



Free entry to the wellness centre



Preferential rates on treatments in the Montagnes du Monde® Spa service



Services specially dedicated to owners



Free Wi-Fi throughout the complex





INVESTING

TO BUILD THE FUTURE

If investing in « bricks and mortar » is initially a matter of pleasure, it is also an investment in an undisputed secure haven. Solid and lasting, it guarantees you, the purchaser, a stable return on your investment.

Building a quality portfolio, creating additional income, benefitting from tax advantages, enjoying guaranteed income while occupying your apartment for several weeks during the year **are amongst** the many good reasons to invest in a newbuild apartment in the heart of the Massif des Aravis.



) LINKS TO GO FURTHER TOGETHER

For full information on the **Les Chalets de Joy** residential complex, visit us on:

www.mgmfrenchproperties.com

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