



LE PRATZ

P R A Z - S U R - A R L Y



LUXURY RESIDENCE | FRENCH ALPS

*“ The mountain offers us the scenery...
It’s up to us to invent the story that goes with it ! ”*

Nicolas Helmbacher, alpinist

A full-page background image of a snowy mountain landscape with evergreen trees in the foreground and snow-capped peaks in the distance under a clear blue sky.

The logo for Le Pratz, featuring a stylized mountain peak with a central peak and symmetrical slopes, enclosed within a white semi-circle. Below the graphic, the text "LE PRATZ" is written in a bold, sans-serif font, and "PRAZ-SUR-ARLY" is written in a smaller, all-caps, sans-serif font below it.

AN AUTHENTIC ALPINE VILLAGE CHILD OF THE SUNNY SIDE

A family resort with the atmosphere of a real mountain village in the sumptuous setting of the Mont Blanc region : this is what makes the charm of Praz-sur-Arly so unique.

At the border between the two Savoy, just next to Megève, the small village is born in the XIVth century on the sunny side of the valley. Its inhabitants have long lived out of agriculture, breeding, arts and craft. In the modern times, the village has emerged as a tourist destination and an ideal place for holidays.

We are happy today to welcome you in Praz-sur-Arly thanks to this luxury property development that is so iconic of the renewal of the village over the last few years.

Welcome to Le Pratz !
Now it’s up to you to write the story...



PRAZ-SUR-ARLY

A CHARMING VILLAGE RESORT

The simple charm of an authentic village in the Mont Blanc region and the attractiveness of a touristic destination is what makes Praz-sur-Arly so unique.

In a preserved natural location, the little village offers a great living environment, far away from stress, where life flows gently by the rhythm of the seasons.

Proud of its rural roots, the high-Savoyard village has kept its traditions alive and preserved its historical and cultural heritage, while becoming an attractive resort and the ideal place for holidays throughout the year.

Located only six kilometres from the prestigious ski resort Megève, Praz-sur-Arly is the gate to one of the biggest ski areas in Europe, with more than 750 km of ski slopes at your feet !



1216
residents



757 km
ski slopes



4
seasons seen from the sky



IN THE MONT BLANC REGION AN EXCEPTIONAL LOCATION IN THE VAL-D'ARLY

Praz-sur-Arly benefits from an exceptional geographical location in the midst of the Mont Blanc country : four valleys and 14 villages, forests, mountain pastures, glaciers, an iconic massif and mythical summits.

Close to Chamonix and located just next to Megève, Praz-sur-Arly belongs to the « Pays du Mont Blanc community of communes », which benefits from undeniable tourist assets and unfailing economic dynamism.





WINTER, THE EXCITEMENT OF THE HEIGHTS

Winter is here. Praz-sur-Arly welcomes you with open arms. It's time to unleash your yearning for winter sports.

Snuggled up in the heart of a perched valley, Praz-sur-Arly gives you direct access to the Espace Diamant, with its 192 km of ski slopes. You will also be able to enjoy some of the biggest ski areas in Europe, including the Domain Val-d'Arly (90 km), which links six village resorts (including Praz-sur-Arly) and the Évasion Mont-Blanc ski area (445 km)

via the Rochebrune cable car in Megève, located at only six km from the residence.

These immense playgrounds will delight alpine ski lovers of all levels, discovering cross-country skiing or snow racket to practice nature skiing and have fun between forests, mountain pastures and villages. All this against the background of one of the most beautiful alpine and Nordic ski areas, a game to be played with the whole family, with 60% of green and blue runs.

ESPACE DIAMANT

Altitude
1,000 m - 2,060 m

Ski slopes
164 - 192 km

Ski lifts
81

ÉVASION MONT-BLANC

Altitude
1,113 m - 2,350 m

Ski slopes
228 - 445 km

Ski lifts
51

DOMAIN VAL-D'ARLY

Altitude
1,036 m - 2,069 m

Ski slopes
75 - 90 km

Ski lifts
36



SUMMER, A FULL INTAKE OF NATURE

Summer has arrived. In the heart of one of the richest territories in France, a multitude of activities for all tastes and all ages is within your grasp.

When it comes to leisure activities, whether on its green slopes or in the air, Praz-sur-Arly has nothing to envy its next-door neighbour Megève.

Hiking, mountain biking, hot-air ballooning, paragliding, walking and soon the new artificial lake to be opened in July 2023 : there is always something for every taste, every style and every... angle !

Come and fill up with sensations !





LE PRATZ, SYMBOL OF THE VILLAGE HEART

Le Pratz was named in honour of the old village Pratz of Megève. It was one of the three hamlets founded in the XIVth century, which gave birth to the modern village. At the time, the hamlets were under the dependence of Megève.

In 1643, the Chapel of Pratz was built. In 1779, the hamlet had about a hundred inhabitants, mainly living from breeding and agriculture. After the reunion with France in June 1860, Pratz of Megève became independent but Megève was still opposed to a clear separation up to 1870. The village will have to wait until 1907 to be clearly cut off from its megevan heritage and to take its current name, Praz-sur-Arly.

Its inhabitants are called the Pralins and the... Pralines !





A LUXURY RESIDENCE IN THE HEART OF A NEW PEDESTRIAN CENTER

The village centre of Praz-sur-Arly continues its transformation to reinforce the attractiveness and dynamism of the station in summer, like in winter.

The new luxury residence Le Pratz will thus complete the new central square of the village around the church.

Since 2019, the municipality has contributed to the renewal of this central area by creating a medical centre, shops and residential housing. The new residence will be the last part of this program.

It is in this new pedestrian centre in the pleasant heart of the village that Le Pratz will soon rise.

The new luxury residence consists of two chalets including 17 apartments with balcony and terrace, from one bedroom to four or five bedrooms. In addition to four commercial spaces on ground floor, 48 parking spaces are available underground.

The residence is ideally located across from the shuttle Ski Bus stop that takes you to the Crêt du Midi chair lift at 600 m.



A TYPICALLY SAVOYARD ARCHITECTURAL STYLE

The two chalets architecture has been designed to perfectly fit in the Savoyard style of Praz-sur-Arly. A style that echoes those of the historical family houses that made the charm of the station in the 1950s.

In order to respect the traditional aspect of mountain building, the two chalets have the same height (3 floors and attic).

The facades feature a wooden siding on the upper level and a coated facing for the lower floors and foundation so as to fit it with the surrounding landscape.

The building complies with the more recent environmental regulations (RT 2020) to allow for energy optimization and maximum comfort.



NEW APARTMENTS DESIGNED FOR YOUR WELL-BEING AT EVERY INSTANT

Le Pratz foreshadows the alliance of authenticity and modern comfort. The duplex apartments on upper floors hold are remindful of the chalet spirit, with a spacious beautiful living room with

cathedral ceiling. All apartments benefit from balconies or terraces with extended open views on the slopes, the village or the surrounding mountains.

IDEAL FOR A PIED-À-TERRE

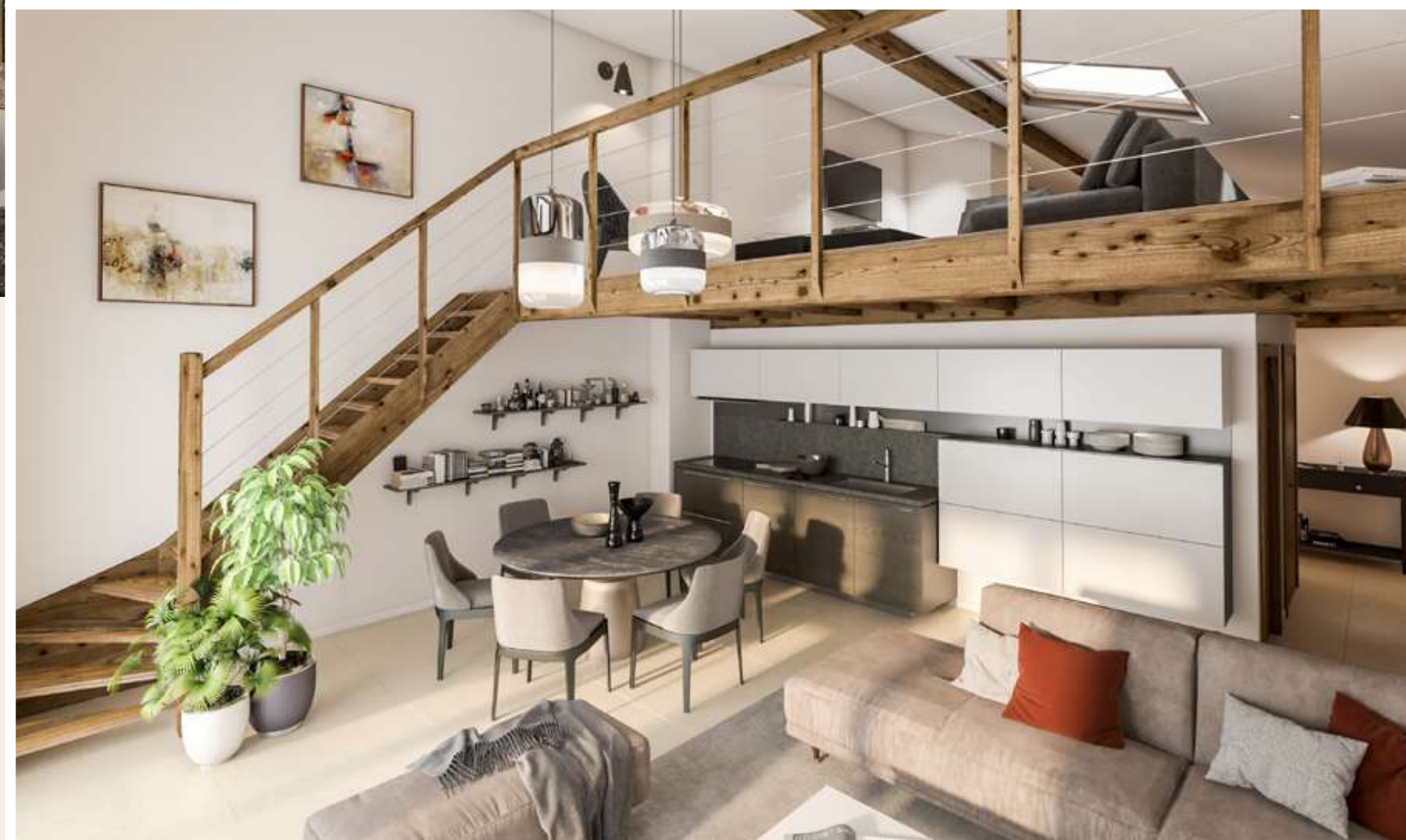
Discover our apartments with one or two bedrooms. They come with a balcony or a terrace to let you enjoy mountain views. From 48 m² to 75 m², these apartments will offer a nice living space for winter or summer stays.

A LARGE FAMILY TO ACCOMMODATE

For big families, Le Pratz offers sizeable apartments with 3 bedrooms, with lighted living spaces which open on big balconies. From 88 m² to 104 m², with a master suite, two double bedrooms, and their bathroom.

THE « SPIRIT OF THE CHALET » APARTMENT

Opt for one of our duplex with 3 bedroom apartments with a beautiful wood mezzanine. Personalize them according to your needs and benefit from all the ceiling height, like in a real chalet (4 or 5 bedrooms possible).



THE CHALET ON THE ROOF (T5/T6 DUPLEX)

On the last floor, with a balcony facing South and offering a 180° view onto the mountains, Le Pratz will propose an exceptional apartment of 182 m² living space (200 m² total surface).

Designed like a chalet, it is arranged around a vast living room with an open plan kitchen (71 m²), with high ceiling, in addition to a master suite, two double bedrooms with their bathroom, a dormitory with its own bathroom and an office space.

Bathed in light, this living space is overlooked by a wood mezzanine to be designed according to your desires.

From the balcony, you will benefit from panoramic views from the Mont Charvin to the Aiguille du Midi.





HIGH QUALITY FITTINGS FOR YOUR COMFORT AT EVERY INSTANT

- Premium large floor tiles for the living area
- Wooden floor board for the bedrooms
- Full-height tiled wall in the bathroom/shower room
- Wooden wall cladding for one wall section
- Bathroom equipped with shower and vanity unit
- Fitted wardrobe
- Under floor heating by collective wood boiler, individual programming
- Wooden inside door
- Lift
- Visiophone
- Underground parking spaces
- Cellar and ski locker

12 GOOD REASONS TO INVEST IN LE PRATZ

PRIME LOCATION

- A privileged location in the heart of the village
- A charming family resort with direct access to a large ski area
- A village open all year round with easy and fast access
- The immediate proximity of Megève

A RARE PROPERTY INVESTMENT

- A rare offer of new property development in the village centre
- A property asset with a strong potential for appreciation
- A second-home with tax-free income potential
- The possibility of recovering the VAT on your property investment

THE ADVANTAGES OF NEW BUILT

- Apartments with all modern comfort and energy-efficient
- Reduced notary fees
- Building guarantees
- The personalization of your apartment





COMBINE INVESTMENT AND PLEASURE WITH FURNISHED RENTALS

If like many owners of second homes, you wish to optimize your investment, we propose to set up a property rental scheme for the residence.

Under some conditions, you will then be able to recover the VAT (20%) on the purchase price of the apartment and furniture. You will then be able to enjoy your apartment while generating tax-free income.



LAYOUT AND DECORATION

You do not have time to furnish your apartment but still wish to enjoy a comfortable interior reflecting your taste? Take advantage of the Stone & Living Furnishing Pack ! We'll take care of everything. All you will have to do is put down your suitcases and settle in !



CONCIERGERIE

Because your holidays should be pleasurable and carefree, avail of a tailor-made concierge service (reception service, linen and house cleaning, meal deliveries, private chefs, etc.).



RENTAL MANAGEMENT, PARA-HOTEL SERVICES

We offer rental management of your apartment with para-hotel services. This scheme means you generate rental income and recover the VAT on your purchase, while remaining able to occupy your property during the periods you wish.



REAL ESTATE DEVELOPERS

Builder of villas for the past 35 years, with more than 800 realizations, BDL Promotion has extended its activities to residential buildings, housing subdivisions, townhouses, tourism residence and student housing. Having established its reputation of developer and builder in the Rhône-Alpes region, BDL Promotion has extended its regional reach by developing new real estate programs in the South East and South West regions, and also and mainly in the Alps mountains (Savoie, Haute-Savoie et Alpes du Sud). BDL Promotion is lead by true builders who knew how to team up with highly skilled professionals and state-of-the art craftsmen to create quality and luxury real estate projects, always focusing on noble materials, like wood, stone, etc. BDL Promotion makes every build unique, designed to perfectly blend with the local landscape and in full compliance with environmental regulations.



Regency Compagnie Immobilière is a real estate development group based in Lyon, with more than 40 years of experience in real estate development, acquisition-renovation of old buildings and housing development operations. Headed by Christian Fichard, the group develops quality housing, office and warehouse projects, alone or jointly, in the Rhône-Alpes and Provence-Alpes-Côte d’Azur regions. In the Alps, Regency has designed and built top-of-the-range tourist residences and properties (Les Chalets de Flore, Cottage Alpin, Le Chalet Margot) constantly searching for quality in the choice of sites, architecture and construction as well as the well-being of their owners.



EXCLUSIVE BROKER

Stone & Living is a real estate agency specialised in the sale of properties and new developments in France. With more than 15 years of experience, the agency has a quality real estate portfolio and a solution for each of your needs, thanks to rigorous selection of our developer partners’ programmes. We assist you throughout the purchase process, from the selection of the property to the signature of the deed of sale, to ensure your property purchase will be a smooth experience. Our real estate philosophy is based on professionalism, expertise and trust with a single goal: total satisfaction for our clients.

EXCLUSIVE
BROKER

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