



— D O M A I N E D E —
LA CALADE

A MJ DEVELOPPEMENT AND BDI DEVELOPPEMENT PROJECT
www.mj-developpement.com

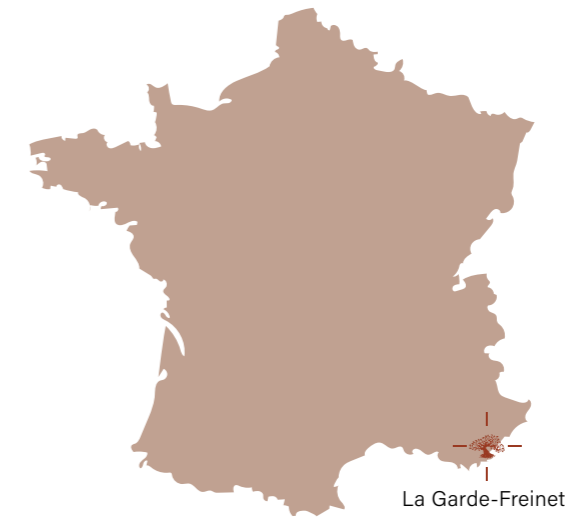




La Garde-Freinet



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LIVING
In the Gulf of Saint-Tropez

20 km from Saint-Tropez, opposite the Massif des Maures, the authentic small Provençal village of La Garde-Freinet enjoys a sunny lifestyle. A unique real estate project lies in the heart of the community: Domaine de la Calade. 11 semi-detached villas with large private Mediterranean gardens.

Designed as a real Provençal mas, the Domaine de la Calade boasts exceptional views over the Massif des Maures as far as the Alps' first foothills.

La Garde Freinet has been awarded the «Station Verte» and «Village de caractère du Var» labels and provides a new outlook on the Gulf of Saint Tropez.



Port of Grimaud, French Riviera



Gulf of Saint-Tropez

THE VAR
An outstanding setting

Located in the Var department, in the Provence-Alpes-Côte d'Azur region, La Garde-Freinet is one of the 12 municipalities of the Gulf of Saint-Tropez. This department benefits from an exceptional living environment: annual sunshine, crystal clear waters, variety of landscapes, preserved Provencal villages. The Var is a unique place to live all year round.

THE MOST BEAUTIFUL BEACHES
In France

A true haven of peace, this region is home to world-famous towns and villages such as Saint-Tropez, Saint-Raphaël, Cavalaire-sur-mer and Cogolin, as well as the most beautiful protected islands: Porquerolles, Levant Island, Port Cros, Embiez Islands...



Porquerolles Island



Nice International Airport



Port of Marseille



Mayol Toulon rugby stadium - Rugby TOP 14



Draguignan TGV station

THE VAR An economically appealing region

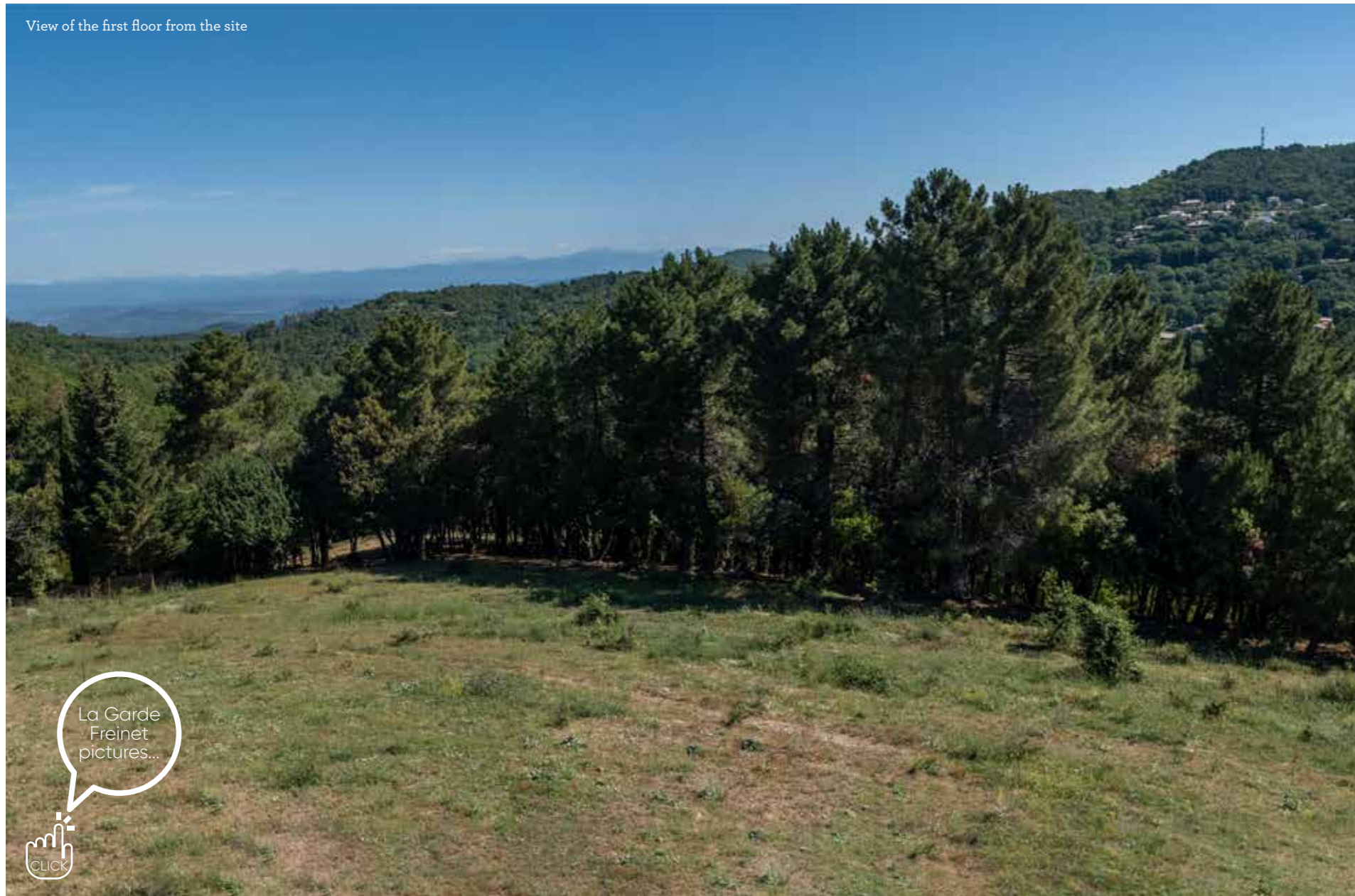
The economy of the Var is both diversified and dynamic, with a focus on tourism, agriculture and services. A strategic location for technology and service companies, the Var department records the 3rd highest concentration of executives in France. The region's residential interest has increased following the confinement with a significant flow of new year-round residents in the area.

- SAINT-TROPEZ is 21 km away
- SAINT-RAPHAËL TGV station 68 km away
- TOULON TGV station and airport 71 km away
- NICE TGV station and airport 116 km away
- MARSEILLE TGV station and airport 122 km away



- MARITIME TRANSPORT Boat link with :
 - Saint-Tropez
 - Saint-Raphaël

View of the first floor from the site



La Garde
Freinet
pictures...



Market



Shopping street



Town Hall of the Garde Freinet



Shopping street

LA GARDE-FREINET The charm of a typical Provençal village

In the heart of a preserved nature and the Gulf of Saint-Tropez, La Garde-Freinet is a small authentic Provençal village ideal for walks and hikes. Enjoy a breathtaking panorama stretching from the wooded mountains of the Massif des Maures to the foothills of the Alps. Be carried away by its colours, fragrances, flavours and its infinitely rich surroundings.

This small village of less than 2,000 inhabitants, fortified since the 11th century, has retained its authenticity: Provençal mas, traditional street names, a lively village square with its markets, restaurants and charming shops, narrow streets strewn with exhibition galleries bearing the imprint of famous actors, painters and intellectuals.



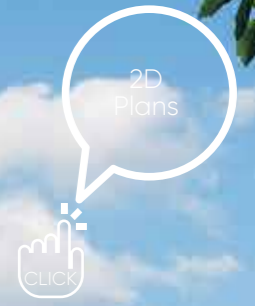
Gateway to the Domaine de la Calade



— D O M A I N E D E —
LA CALADE

— A UNIQUE PROJECT
— The peacefulness of an unspoilt village

Located just a minute's walk from the village and shops, the Domaine de la Calade is a perfect balance between town and country. All on foot is encouraged: bakeries, butchers, post office, grocery shop, hairdresser, pharmacy, are within easy reach.



Domaine de la Calade from the garden

DOMAINE DE LA CALADE
A unique private residential estate

11 top-of-the-range semi-detached villas, from 3 to 5 rooms, offering interior living areas from 69m² to 106m². The outdoor areas include large terraces and private gardens (from 90m² to 439m²), thus complementing these living spaces. The large, light-filled interior combined with an optimized layout and quality finishings make for a high level of comfort.



Lounge opening onto the terrace

THE ARCHITECTURAL
Side

The Domaine de la Calade is a private estate nestled into a valley just outside the village of La Garde-Freinet. As soon as you step through the wrought iron gates, 11 Provençal-style villas reveal their beauty to the visitor. Bormes stone facades, ochre-coloured walls, wood-framed windows and shutters, balconies, cornices, sloping roofs, ironwork, etc. Each detail has been carefully designed to create a harmonious and attractive whole. The layout is designed to provide an open, flowing living space and bedrooms with functional storage space. The equipment is conceived for daily use and comfort. The living rooms, which open onto the outside, are prolonged by spacious terraces and gardens to enjoy the changing seasons and open views, given their dominant situation. Wide stretches of garden add to the picturesque atmosphere for future residents.

Gilles Giovenco - Architect DPLG
Atelier Giovenco (Toulon)



Kitchen, Dining room



Master bedroom



End of the day at Domaine de La Calade

THE FINISHINGS Elegance & Harmony

Finishings:

- Large format stoneware (60x60) in lounge/ living room and kitchen
- Wooden floor with wide strips in the bedrooms
- Smooth paint on walls and ceilings
- Large double aluminium glazed windows
- Wooden entrance doors and shutters
- Brushed black interior door handles and finishings
- Tiled terrace floor
- Earthware tiled walls and floor in bathroom
- Solid wood entrance door, lock with key with reproduction code.

Furnishing:

- Cupboards
- Bathroom fitted out
- Towel dryer
- Extra flat shower tray or bath
- Hanging toilet
- Heating on heat pump
- Overhead parking (private space)

Security:

- Secure access with videophone
- Fully fenced property
 - Remote controlled gate
 - Vigik and digicode



Studio Pilate



The market



Art Gallery

The wine shop



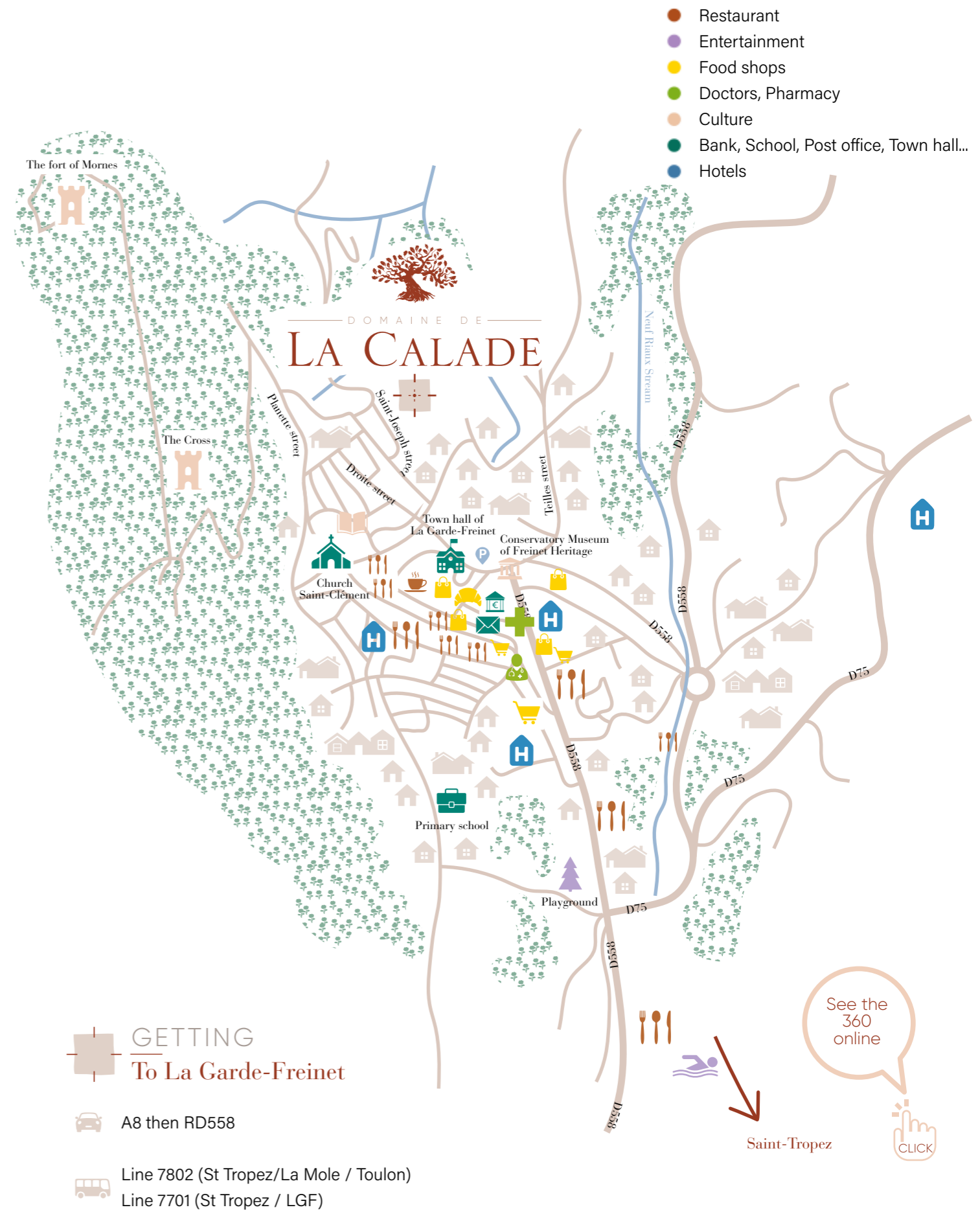
The Skate Park



The Apiaries



YOUR ENVIRONMENT
Authentic & Provencal



GETTING
To La Garde-Freinet

A8 then RD558

Line 7802 (St Tropez/La Mole / Toulon)
Line 7701 (St Tropez / LGF)






THE VALUES
of the promoter MJ Développement

Founded in 2007 in Anglet in the Basque Country, the promoter **MJ Développement carries out excellent real estate operations in France and abroad.** With more than 1,800 flats completed, MJ Développement is firmly attached to the values that have made the group so successful: proximity, respect for commitments and quality. **MJ Développement is a group operating both nationally and internationally:** 1 head office in Anglet, 3 regional management agencies in France (Aquitaine - Île de France - and the Mediterranean), 2 agencies in Mauritius (sales agency in Black River and administrative headquarters in Ebène) and 1 sales agency in Faro in the Algarve, Portugal. [See the MJ Développement site online](#) ➡

THE VALUES
of the promoter BDI Développement

BDI DEVELOPPEMENT is a real estate development company based in Saint-Raphaël in the Var department. **It carries out residential projects on a human scale, of high quality and in locations selected for the comfort of life they provide.** Its director, Benjamin Bidault de l'Isle, has 15 years' experience in major property development projects for national groups and **is driven by a steady concern for quality and customer satisfaction.** Therefore, BDI DEVELOPPEMENT works with established local partners: architects, notaries, project managers, design offices, and contractors to guarantee the proper conduct of operations from conception to completion. [See the BDI Développement site online](#) ➡

MJ Développement & BDI Développement guarantees

- 
 Bank completion guarantee
- 
 Completion guarantee
- 
 Guarantee of satisfactory running
- 
 Ten-year guarantee
- 
 Damage insurance







— D O M A I N E D E —
LA CALADE

A collaboration



&



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