



VIL'AZUR  
SAINT-RAPHAËL



A project by MJ Développement and BDI Développement

# EDITORIAL

## WHAT IF YOU LIVED ON THE CÔTE D'AZUR?

Between the sea and the mountains, the Provençal massifs, and the Mediterranean coastline, you have to admit: the Côte d'Azur is a dream! Known for its world-famous cities: Cannes, Saint-Tropez, Saint-Raphaël and for its breathtaking landscapes and viewpoints, it charms by the beauty of its lands...

Splendid, soothing, athletic, lively, colourful, sunny, you name it! Saint Raphaël, a quiet town on the Côte d'Azur with an unrivalled lifestyle is where we chose to offer you the Vil'Azur project...

An ideal location for this intimate residence, firmly rooted in the architectural tradition of Provence. Nestled in the midst of a lush natural environment, on the heights of the city, like an invitation to the experience of a lifetime, like traveling without moving, between spectacular landscapes and sensory life...



# DESTINATION PROVENCE-ALPES- CÔTE D'AZUR



LAVENDER FIELDS

VILLAGE OF BORMES-LES-MIMOSAS



**TOULON** at 70 min  
(TGV railway station and airport)

**NICE** at 50 min  
(TGV railway station and airport)

**MARSEILLE** at 90 min  
(TGV railway station and airport)

**MARITIME TRANSPORT**  
with Saint-Tropez  
and Sainte-Maxime  
(boat link)



## A REGION WITH EXCEPTIONAL LANDSCAPES AND NATURAL RESOURCES

**The region PACA is full of natural treasures due to its great cultural diversity and its magnificent landscapes.**

This sunny destination is a beautiful region, famous for its Mediterranean coastline, that hides a variety of places in its hinterland, almost created for lazing around. Between beaches, creeks with turquoise waters, lavender fields, vineyards, and olive groves, enjoy different worlds in one and the same region. The gentle lifestyle of well-being and relaxation creates a holiday atmosphere that leaves plenty of room for rest and an unparalleled quality of life.

On the mountain side, it is the ideal place for skiing and winter sports enthusiasts. The most beautiful ski resorts and the largest ski areas are nearby with no fewer than 8,495 ski runs, including the largest ski area in Europe: Les 3 Vallées - Val Thorens/Les Menuires/Meribel/Courchevel (600 km of skiing).

The Provence-Alpes-Côte d'Azur region is one of France's most popular tourist regions, with an average of 30 million visitors each year. Tourism is a key factor in the local economy, accounting for 20 billion Euro in annual revenue.

(Source: South Provence-Alpes-Côte d'Azur region)



GORGES DU VERDON



THE ALPS

# LIVING ON THE CÔTE D'AZUR, AN EXCEPTIONAL SEASIDE RESORT WITH MANY ASSETS



CALANQUE OF PORT MIOU



MENTON



VILLEFRANCHE-SUR-MER



THE MASSIF OF ESTEREL

The Côte d'Azur has almost 300 days of sunshine per year. A location for holidays and pleasure where the climate is mild with generous sunshine and where winter is short, the French Riviera is a great place to live!

Beyond its international reputation, the coast has a very strong sporting and cultural appeal.

A true hiker's paradise, the mountain ranges are home to numerous trails, rewarding hikers with extraordinary views. Here, culture has pride of place, vibrating to the rhythm of events, the Côte d'Azur enjoys a strong cultural and artistic identity.



LEMON FESTIVAL - MENTON



NICE



CANNES

# SAINT RAPHAËL, IN THE HEART OF THE FRENCH RIVIERA



Ideally located between Cannes and Saint-Tropez, Saint-Raphaël benefits from a privileged location which gives it an exceptional living environment. A true golfer's paradise, Saint-Raphaël offers 3 magnificent golf courses with breathtaking views of the massif of Esterel. Living to the rhythm of the Provençal markets, the town is wrapped in a peaceful, gentle, and warm atmosphere. Saint-Raphaël offers a wide range of water and land activities for sports lovers (diving, water skiing, hiking, etc.) Reflecting an economic and ecological dynamism, the scope of the Palais des Congrès is both cultural and sustainable.



THE SUN,  
THE SEA,  
AND THE MILD CLIMATE...  
WELCOME TO SAINT-RAPHAËL













# IN THE HEART OF SAINT-RAPHAËL, THE PRIVILEGE OF AN EXCEPTIONAL LOCATION



The VIL'AZUR residence is ideally located halfway between city centre, beaches, and basic shops.

On the heights of the city, the residence has been designed as a perfect match between being close to nature and close to the city, while preserving the assets of its location, nestled in a true green cocoon.

-  **SUPERMARKET**  
1 min drive, 6 min walk
-  **CONVENIENCE STORES**  
City centre - 5 min drive, 19 min walk
-  **FISH MARKET, MARKET of AGAY  
MARKET of BOULOURIS**, all year round,  
every morning - 5 min drive
-  **CINEMA**  
6 min drive, 20 min walk
-  **SERVICES**  
Banks, Post Office, Town Hall  
5 min drive, 19 min walk
-  **DAYCARE**  
6 multi-care centres, 1 micro-, 2 community  
crèche, 3 private crèches
-  **SCHOOLS**  
8 nursery schools, 10 primary schools,  
3 secondary schools, 2 high schools, 3 colleges  
  
School groups Monge and Roustan  
1 min drive, 4 min walk
-  **BEACHES**  
36 km of coastline, 28 beaches, creeks, and  
coves. Beach Veillat - 6 min drive
-  **PORTS**  
5 ports with boating and marina services
-  **TRAIN STATION (TGV)**  
6 min drive, 20 min walk

# VILAZUR

SAINT-RAPHAËL

TAKE HEIGHT  
LOCATION

◀ TO CANNES

BOULOURIS  
TRAIN STATION

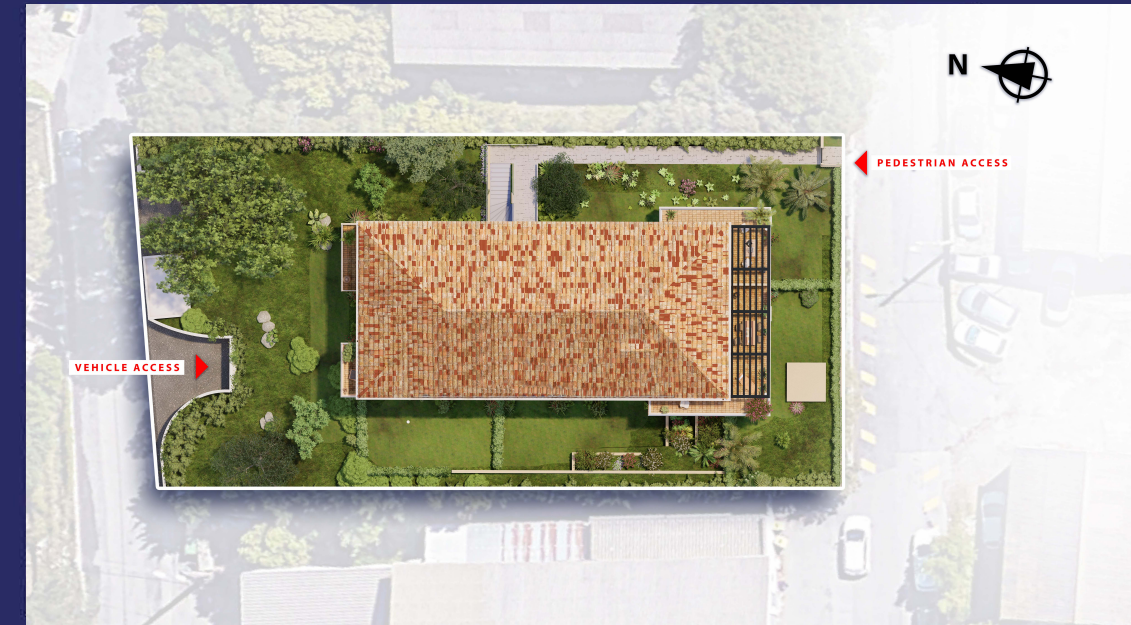
BOULOURIS

BEACH  
PEGUIÈRE

PORT  
SANTA LUCIA

TO SAINT-TROPEZ ▶





## THE ELEGANCE OF A CONTEMPORARY SIGNATURE

With its clean lines, elegant volumes, large terrace openings and balconies with glass railings, Vil'Azur is firmly in the tradition of concise, measured contemporary architecture with a classical feel. The four-sided roof, the metal pergola, the light-brown and ochre renderings, and the Mediterranean planting integrate the building and its green spaces perfectly with its Provençal environment.



# A GREEN PROVENÇAL SETTING. QUIET, NATURE AND OPEN VIEWS

On the heights of Saint-Raphaël, Vil'Azur is located in an essentially residential area. Small apartment buildings stand next to numerous neo-Provençal villas, each surrounded by gardens and swimming pools. Following the shape of the site, the residence has four levels of living space: a garden level, a ground floor and two upper floors.

The surrounding park offers both vegetal and mineral atmospheres, mixing lively hedges, Mediterranean shrubs, flower beds and boulders placed on the natural slope. The sixteen high-stemmed trees, scattered over the grassy flower beds, illustrate the richness of the southern vegetation: Aleppo pines and Judas trees stand alongside Peruvian pepper trees, oaks, and olive trees. Four palm trees enhance the property and give it a more coastal feel.

SOUTH FACADE





INTÉRIEUR

## A DIVINE COMBINATION OF PRIVACY & COMFORT

An intimate residence, Vil'Azur consists of 11 apartments spread over 4 levels. Harmoniously distributed, they have large, light-filled living rooms combined with an optimised layout and quality finishes. Standing and comfort are the key words, the rooms offer warmth and intimacy, and the interiors are extended by a terrace, a garden, or a balcony.

**T2**

6 apartments from  
51 m<sup>2</sup> to 63m<sup>2</sup>

**T3**

2 apartments  
from 61m<sup>2</sup> to 76m<sup>2</sup>

**T4**

3 apartments 83m<sup>2</sup>

**22**

parking spaces

WHEN THE INNER  
WORLD  
EXTENDS TO  
THE OUTER WORLD



# SERVICES

... DOWN TO THE LAST  
DETAIL

Spacious, comfortable, and bright, the apartments are equipped with quality materials and offer high quality services. They all have a balcony, a terrace or a private garden and open out onto the park.

## COMFORT AND QUALITY



Fitted cupboards



Electric towel rails



Wall-hung toilets



Basin unit, mixer tap, mirror, light strip

## ACCESS AND SECURITY



Intercom and videophone



Door with 3-point lock





OUR VALUES

Founded in 2007 in Anglet (Basque Country), MJ Développement oversees real estate projects of excellence in France and abroad. With more than 1800 apartments completed, MJ Développement remains committed to the values that have made its success: proximity, respect of commitments and quality. The Groupe MJ Développement has a national and international dimension: 1 head office in Anglet, 3 regional offices in France (Aquitaine - Île-de-France - Méditerranée), 2 agencies in Mauritius (sales agency in Rivière Noire and administrative headquarters in Ebene) and 1 sales agency in Faro (Algarve, Portugal).

FOLLOW US



OUR GUARANTEES

Banking guarantee of completion

Guarantee of total completion

Guarantee of proper functioning

Ten-year warranty

Builder's risk insurance

MJ DÉVELOPPEMENT ACHIEVEMENTS



LE CLOS SAVORNIN | ST-SATURNIN-LES-APT (84)

LES TERRASSES DE LA VANOISE



CHAMPAGNE-EN-VANOISE (73)

LES TERRASSES DE LA FABRIQUE | FABRÈGUES (34)



LE DOMAINE DE L'EILEN | CAVALAIRE-SUR-MER (83)

VILLA MASSIMO



SAINTE-MAXIME (83)



MYTHIC SUITES & VILLAS | ILE MAURICE



BDI DEVELOPPEMENT is a real estate development company based in Saint-Raphaël (Var). It carries out quality residential projects on a human scale, in locations selected for the comfort of living they offer. Its director, Benjamin Bidault de l'Isle, has 15 years of experience in the development of major property development projects for national groups and is driven by a constant quest for quality and customer satisfaction. Therefore, BDI DEVELOPPEMENT works with recognised local partners: architects, notaries, project managers, design offices and building companies to guarantee the smooth running of operations from conception to completion.

# 4 GOOD REASONS TO LIVE OR INVEST IN SAINT-RAPHAËL

Whether you decide to buy your primary or secondary residence here, or whether you wish to make a rental investment, Saint-Raphaël is full of advantages, including



## THE VIEW

The view of the Mediterranean Sea, the point of Sainte-Maxime, the Gulf of Saint-Tropez, and the massif of Esterel is breathtaking.



## PROXIMITY

Proximity to the beaches, major motorways, and railways, to the major cities of southern France.



## THE MASSIF OF ESTEREL

Its vivid colours and sharp shapes, sources of inspiration for Fauvism, contributed to the region's fame.



## THE MEDITERRANEAN SEA

It attracts and satisfies permanent residents, tourists, and businesses in all seasons.





A co-promotion



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**LE TRI  
+ FACILE**

