

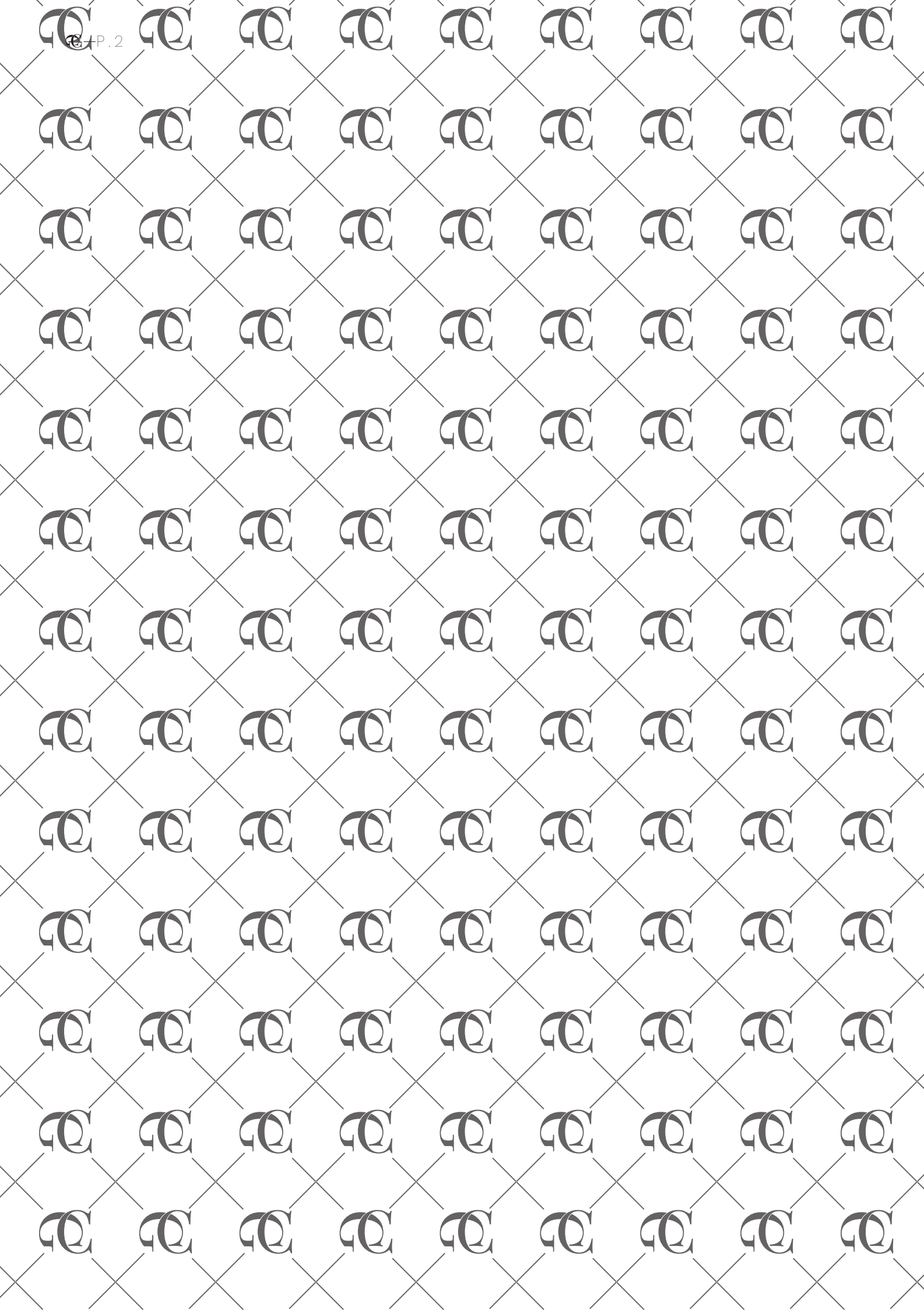


**GRAND ÉCRIN CHÂTEL**

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LODGE & SPA





PANORAMIC VIEWS.  
A 5-STAR EXPERIENCE





# A pinnacle of elegance in the heart of the Alps



## GRAND ÉCRIN CHÂTEL

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LODGE & SPA

### A prestigious residence at the gateway to nature

Nestled at the entrance of the charming ski village of Châtel in Haute-Savoie, the Grand Écrin Châtel hotel residence invites you to experience serene mountain living. With a prime location, high-end amenities, and luxurious architecture, every detail is designed for a dream holiday in the Alps.

The wood-clad facade, stone foundations, dual-pitch roof, and soft, natural tones blend harmoniously with the traditional Haute-Savoie architecture.

Designed with respect for the surrounding environment, Grand Écrin Châtel takes inspiration from luxury hospitality standards. From the moment you step inside, a sophisticated lobby welcomes you, opening onto a spacious terrace that floods the space with light. A cozy fireplace and plush seating invite you to relax, while the refined ambiance is enhanced by premium materials.

Discover Grand Écrin Châtel and indulge in an elegant, serene retreat.



- Direct access to the world-renowned "Les Portes du Soleil" ski area
- Minutes away from the village center (shuttle stop at the residence)
- Chalet-style architecture, inspired by traditional mountain hamlets
- South-facing orientation with breathtaking valley views
- A peaceful, residential setting

"The volumetric richness of the project allows for a wide variety of apartments. This diversity ensures that each buyer can find the one that suits them best and truly make it their own."

Franck Petitot et Laure Chausset  
Architects, Stella Architecture





# LUXURY APARTMENTS

Grand Écrin Châtel offers 49 elegantly designed apartments, ranging from 1 to 6 bedrooms. Each apartment is fully furnished, tastefully decorated, and equipped to the highest standards, blending traditional charm with modern comfort.

Some of the larger attic apartments feature a fireplace.



Fully furnished and decorated

TV

Fully equipped kitchen

Bathroom with bathtub

Private en-suite

Balcony

Private storage room

Dedicated lockers in the ski room







The appeal of a second home at Grand Écrin Châtel? Pure pleasure. Enjoy a turnkey apartment and hit the slopes as soon as you arrive!



"We have designed two exclusive interior decoration themes to enhance every apartment and appeal to all generations. Sofas, chairs, and armchairs are carefully arranged into two refined collections, with three elegant color palettes. To perfect the ambiance, we have meticulously selected premium textiles—curtains, cushions, rugs, and more—to create a true haven of comfort and style."

**Stéphanie Godet et Jade Perri**  
Interior Designers

**La Maison de Jade**



# EXCEPTIONAL ALL-INCLUSIVE SERVICES

The new Grand Écrin Châtel hotel residence offers top-tier services to every owner, all included in the stay, allowing you to enjoy everything without worrying about the details. Well... almost.



## Dive into happiness

For fitness or leisure, a heated indoor pool welcomes both adults and children.



## Press pause

A spa featuring a sauna, hammam, hot tub, and rest area provides a perfect escape for complete relaxation.



## Stay active

Work up a sweat in the cardio-training gym and keep your energy levels high.



The residence's Ô des Cimes Spa features two treatment rooms (one private, one for couples)



Grand Écrin Châtel:  
Exclusive stays...  
all-inclusive.

"Om" is a sacred sound in Hinduism and Buddhism. It symbolizes the universe, unity, and the essence of life. It is associated with inner peace.



The small details that make a big difference:

- Beds made upon arrival
- Towels provided
- End-of-stay cleaning
- Free WiFi



# BESPOKE SERVICES ON DEMAND

*To cater to everyone's desires and needs, Grand Écrin Châtel  
offers additional à la carte services upon request.*



- Savoyard welcome aperitif
- Grocery delivery to your apartment
- Catering service (delivery at the residence reception)
- Wine & champagne selection (available at reception)
- Exclusive Spa treatments (solo or duo sessions at Ô des Cimes Spa)
- Extra bath towels for the relaxation area
- Additional toiletries
- Laundry room services





# WINTER IN CHATEL PURE SNOW BLISS

A charming resort, Châtel is one of the key bases of the renowned "Les Portes du Soleil" ski area, offering over 600 km of slopes across 12 French-Swiss resorts. Off the slopes, this quaint village captivates visitors with its traditional wooden chalets adorned with intricately carved balconies, a lively center, and cozy restaurants serving delicious local specialties.



At Les Portes du Soleil, everyone can delight in the pleasure of fresh powder snow. Whether it's snowshoeing—a must-try at Morclan Peak (1,970 m) with its breathtaking views over Châtel—dog sledding, fat biking on snow, or snowboarding, every moment is filled with adventure and joy.



**Portes du Soleil**

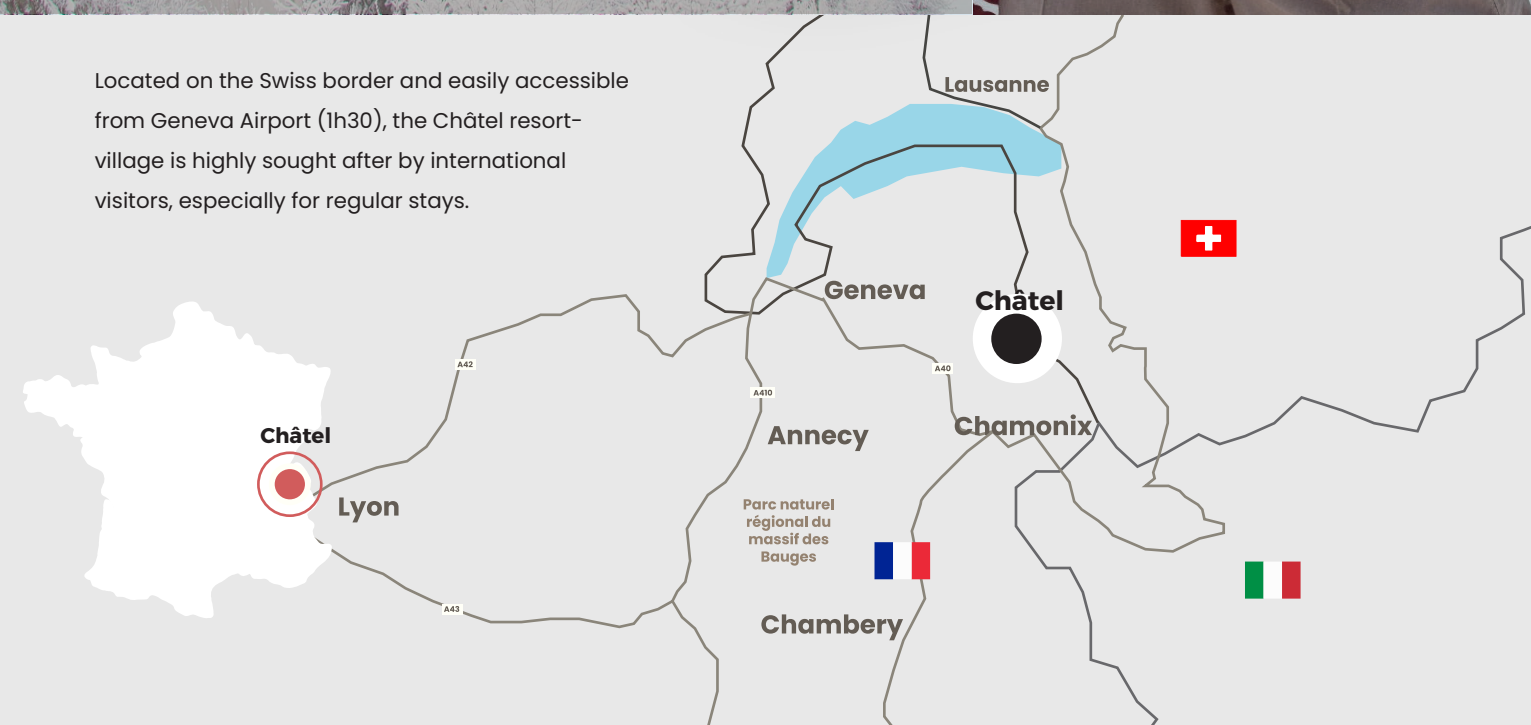
The "Les Portes du Soleil" ski area is one of the largest in Europe, offering 306 slopes ranging from green to black and 195 ski lifts, all accessible with a single pass. It spans eight French resorts—Avoriaz, Morzine, Montriond, Les Gets, Saint-Jean-d'Aulps, Abondance, La Chapelle-d'Abondance, and Châtel—along with four Swiss resorts: Champéry, Torgon, Morgins, and Les Crosets – Val-d'Illeiz – Champoussin. From Châtel, skiers can directly access Avoriaz, Morgins, and Torgon.

## History of...

Skiing began to develop in Châtel after the war. The first milestone was Super-Châtel, on the slopes of Morclan, creating a unique ski link between France and Switzerland. This was followed by the Linga and Barbossine areas. By the 1970s, summer tourism had started to attract visitors. Châtel continued to grow while preserving its charm and traditions.

*Alpine and Nordic skiing are just the beginning. In winter, Châtel also features a large aquatic center with three pools, including a 25-meter sports pool and an outdoor pool, along with an open-air ice rink.*

Located on the Swiss border and easily accessible from Geneva Airport (1h30), the Châtel resort-village is highly sought after by international visitors, especially for regular stays.





# SUMMER IN CHATEL

## A LAND OF ABUNDANCE

When the snow retreats with the warmer days, Châtel and its surroundings come alive with a wide range of sports and leisure activities amidst lush nature. In the village, while skis are stored away until next winter, the gentle hum of the ski lifts unveils new horizons, revealing breathtaking landscapes.



A hot air balloon flight? A zipline adventure? Paragliding, tennis, or mountain biking? In Châtel, adventure knows no limits. Or, if you prefer a slower pace, take a scenic walk from the village to one of the Abondance Valley's remarkable natural heritage sites.

### Lake de la Mouille

At 1,650 m, it is easily accessible on foot (50 minutes from the village center) or by gondola from Super-Châtel. A place to enjoy breathtaking views or indulge in fly fishing.



### Mount Grange

At 2,432 m, this is the highest peak in the Abondance Valley and an iconic summit of the Chablais massif. A protected Natura 2000 nature reserve, it is home to chamois, deer, marmots, roe deer, ptarmigans, and foxes, along with an exceptional variety of flora. A place to be explored with the utmost respect for nature.



### Chablais UNESCO Global Geopark

The birthplace of the Alps, this extraordinary land tells a story 250 million years old—a journey back to a time when the ocean covered what are now mountains.

### Holy cow!

In summer, local herds graze the slopes, providing the milk for Abondance—a delicious AOP-certified cheese crafted for generations. Here, tradition lives on, as wheels of cheese rest on spruce wood boards, following a time-honored ritual: one day, they are turned; the next, rubbed with salted water. This cycle continues for three months, creating a smooth, melt-in-the-mouth texture with a rich, fruity flavor.

Perfect for fondue, tartiflette, or Berthoud (a specialty made with white wine, Port, or Madeira), or simply enjoyed raw on a hearty slice of bread.



"Châtel, a safe bet for unforgettable stays (and memories) in every season."





# BECOME A PROPERTY OWNER

## INVEST IN THE MOUNTAINS

The French Alps are home to some of the most stunning and expansive ski resorts in the world. Whether you are looking to own a mountain retreat for its wide-open spaces or acquire a valuable real estate asset, purchasing a property managed by CGH Résidences & Spas offers both enjoyment and strong investment potential in prime locations at the heart of top-tier ski resorts.

## THE PURCHASING SYSTEM

With full ownership of your apartment, you benefit from high-end construction quality and premium amenities that guarantee the durability of your investment. Your property is managed by CGH Résidences & Spas, ensuring guaranteed rental income and controlled costs. This purchasing system allows you to enjoy your apartment several weeks per year, hassle-free and with complete peace of mind.

## OWNERSHIP IN A TOURIST RESIDENCE – WHAT ARE THE TAX BENEFITS?

The Tax Advantages of the Non-Professional Furnished Rental Status (LMNP):

Your property can be financed VAT-free when purchasing an apartment in a newly built tourist residence. Profitability is guaranteed, whether the apartment is rented or not. Expenses related to your investment can be deducted from your total furnished rental income

- Mortgage interest
- Property tax
- Notary fees
- Co-ownership fees
- Accountant's fees
- Depreciation of both the property and furniture



## MOUNTAIN PROPERTY INVESTMENT – THE IDEAL OPPORTUNITY

The mountains have become one of the most attractive destinations for real estate investment. High-altitude resorts are in high demand among both French and international tourists. These locations meet the modern traveler's expectations for maximum comfort and escape.

Active in all seasons, they offer a variety of activities, ensuring an unforgettable and immersive experience in a breathtaking natural setting. Today's mountain resorts cater to all profiles and ages, from ski enthusiasts and hikers to nature lovers, families, active retirees, and wellness seekers.

# 10 REASONS TO INVEST WITH CGH

## 01 PRIME LOCATION

A key factor in any real estate investment, CGH residences are situated in the most sought-after locations. Being in a popular ski area guarantees steady rental income.

## 02 STRONG PROPERTY VALUE

You gain full ownership of a high-value asset in a premium-quality construction, ensuring the long-term appreciation of your investment.

## 03 FINANCIAL SECURITY

Your rental income is guaranteed by a renowned property management company that has been operating in the Alps for over 20 years.

## 04 TAX ADVANTAGES

Enjoy the benefits of the LMNP tax status, including VAT recovery on your investment and various deductible expenses.

## 05 STRESS-FREE MANAGEMENT

Forget about the hassle of property maintenance and tenant management—CGH takes care of everything so you can enjoy your investment worry-free.

## 06 PROTECT YOUR FAMILY

Beyond the investment appeal, owning property in the mountains allows you to secure your family's future with an insurance policy covering your mortgage in case of unforeseen events.

## 07 TOTAL PEACE OF MIND

No need to deal with the complexities of managing and maintaining your apartment—CGH handles it all, so you can simply enjoy your property.

## 08 PERSONAL USE

Take advantage of your apartment for several weeks per year, ensuring memorable stays in a top-tier resort.

## 09 EXCLUSIVE WELLNESS ACCESS

Enjoy unlimited use of on-site relaxation areas, including a heated pool, sauna, hammam, and jacuzzi—all part of the CGH experience.

## 10 FLEXIBILITY & VARIETY

With CGH's residence exchange program, you can vary your stays across 34 luxury properties in France's most prestigious ski resorts.





# CGH & Ô DES CIMES

## THE OPERATOR: CGH RÉSIDENCES & SPAS

CGH Résidences & Spas specializes in the management of 4 and 5-star hotel residences, creating unique and unforgettable destinations. The group offers exceptional services, high-end communal facilities, and a premium concierge service.

This expertise is made possible by a team of passionate hoteliers, deeply connected to the mountains and guided by strong values such as authenticity, hospitality, and generosity. Since its founding in 2004, CGH has placed service excellence, customer satisfaction, and high standards at the heart of its offering, continuously innovating to enhance the guest experience.

Understanding the growing demand for comfort and leisure for families, CGH designs tailored stays that allow everyone to create unique and unforgettable experiences. Whether it's a cultural getaway, a sports-filled adventure, a relaxing retreat, or an energizing break, CGH offers a variety of extraordinary activities, nature explorations, and local gourmet discoveries—ensuring that every moment is special and memorable.



*CGH Résidences & Spas offers luxury apartment rentals in the French Alps, providing an exceptional mountain experience. Discover the most beautiful ski resorts through prestigious residences that will make your stay feel far too short.*

## WHY CHOOSE CGH RÉSIDENCES & SPAS?

Choosing CGH means choosing expertise and experience! With over 20 years in the market, CGH Résidences & Spas offers 34 premium residences, including 10 five-star properties with high-end hotel services. Located in prestigious Alpine destinations, CGH provides exclusive à la carte services, ensuring an exceptional stay tailored to every guest's needs.

# Ô DES CIMES. UNIQUE WELLNESS EXPERIENCES

The art of hospitality lies in creating a personalized experience within a tranquil setting of stone and wood, where the soothing sound of water invites relaxation and escape.

## TIRED OR SORE? TRY THE SPORTS RECOVERY TREATMENT

To make the most of the slopes and their benefits, give your body a champion-level recovery with the Sports Recovery Treatment. Let go, relax, and enhance muscle recovery after a day of skiing or snowshoeing. A must-have for any winter sports getaway!

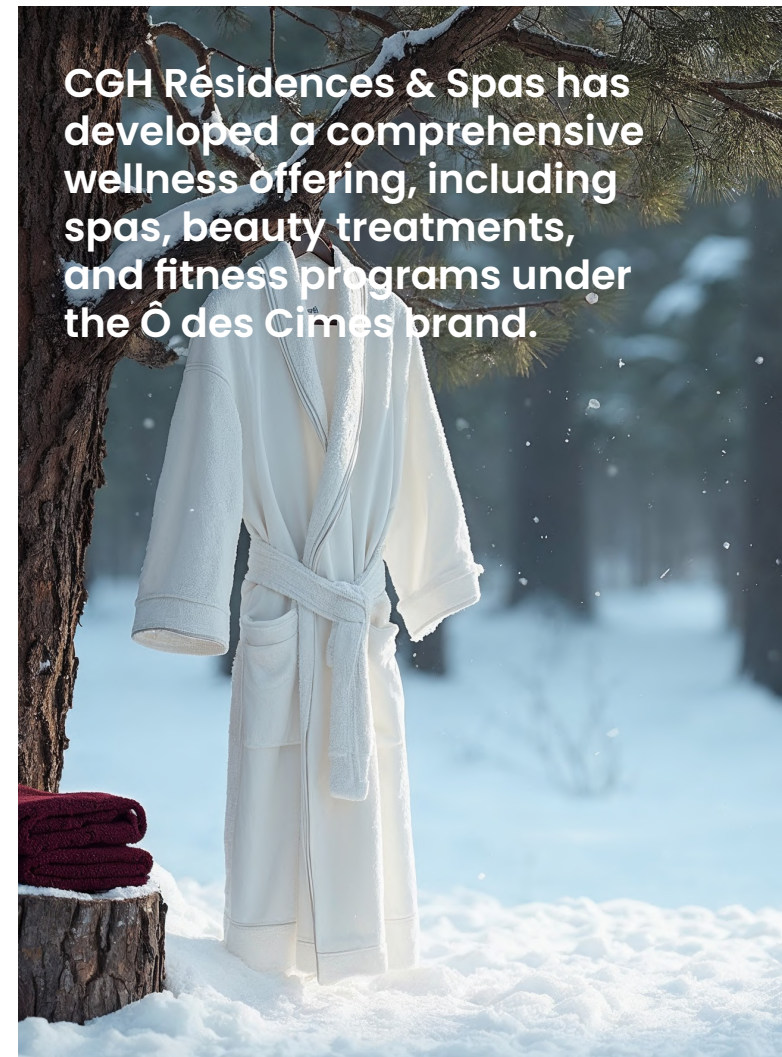
## A UNIQUE PLACE FOR RELAXATION FOR THE WHOLE FAMILY

Treatments are provided by qualified spa practitioners, certified by the state and trained in specialized therapies. For this reason, the spas offer treatments for children from the age of six, expectant mothers, and even babies. Many spas also provide duo treatments, allowing guests to share a magical moment with a loved one.

## ENJOY QUALITY TIME TOGETHER

Take a refreshing swim, unwind together in the jacuzzi... The wellness areas at Ô des Cimes spas are designed for families to relax and connect. To enhance this experience, tailor-made treatments are available for all ages, including duo treatments for parents and special care for children. With a gentle approach and adapted techniques, spa practitioners offer little ones facial treatments, body massages, or a combination of both, ensuring a moment of pure relaxation for all.

**CGH Résidences & Spas has developed a comprehensive wellness offering, including spas, beauty treatments, and fitness programs under the Ô des Cimes brand.**



*True sanctuaries of rejuvenation, the Ô des Cimes mountain spas will convince everyone that the body is a precious gift deserving of care and indulgence.*

## THE CGH GROUP



**34 Prestigious Hotel**  
Residences in the Alps



**29 Ô des Cimes**  
Wellness & Beauty Centers



**47 Private Chalets**  
Available for Rent



**Located in**  
21 Resorts





# ECO-CONSCIOUS BY NATURE

At every stage of a project, from design to completion, our teams focus on the essentials: high-quality construction that benefits both people and the planet. Since 2007, all our commercial real estate projects have received environmental labels or certifications, and all our residential developments are designed to meet and exceed future sustainability standards.

**At Sogeprom,**  
all our real estate projects are designed with a commitment to preserving our environment, creating buildings that are more resource-efficient. We are also reimagining the city of tomorrow—greener, less dense, and better adapted. In a word, more sustainable.



## 01 RESPONSIBLE DEVELOPER

### TODAY

All our constructions prioritize bio-based materials and renewable energy sources. Every development integrates nature and green spaces (certified by E+inature and Biodiversity labels). All our projects promote the circular economy, encouraging recycling and reuse.

### AND TOMORROW ?

We aim to reduce greenhouse gas emissions by 40% per square meter for residential buildings and 20% per square meter for office spaces.

## 02 RESPONSIBLE COMPANY

### TODAY

All our constructions undergo performance monitoring, including energy consumption and comfort. Every development prioritizes short supply chains and the local economy, using regional materials and expertise. All our projects are assessed based on the latest CSR criteria, including carbon footprint and renewable energy integration.

### AND TOMORROW ?

We aim to reduce our carbon footprint per employee by 35%.

## 03 RESPONSIBLE EMPLOYER

10% of our employees are in professional integration programs, including apprenticeships, internships, or first jobs. 100% of our employees receive annual training through the Sogeprom Academy.







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