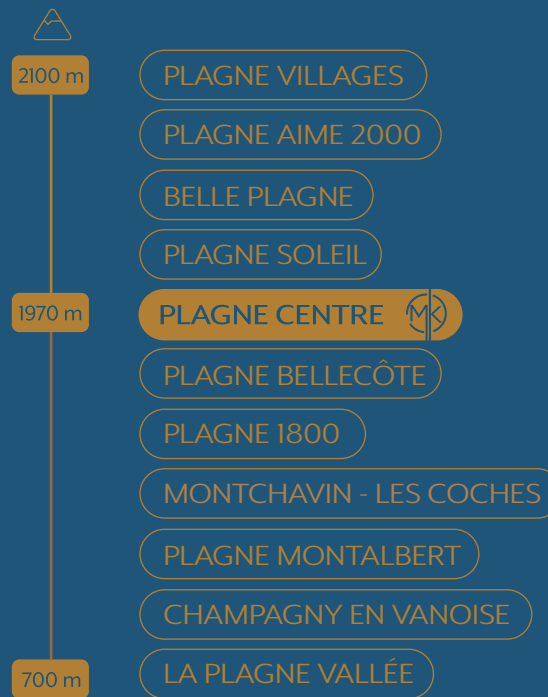
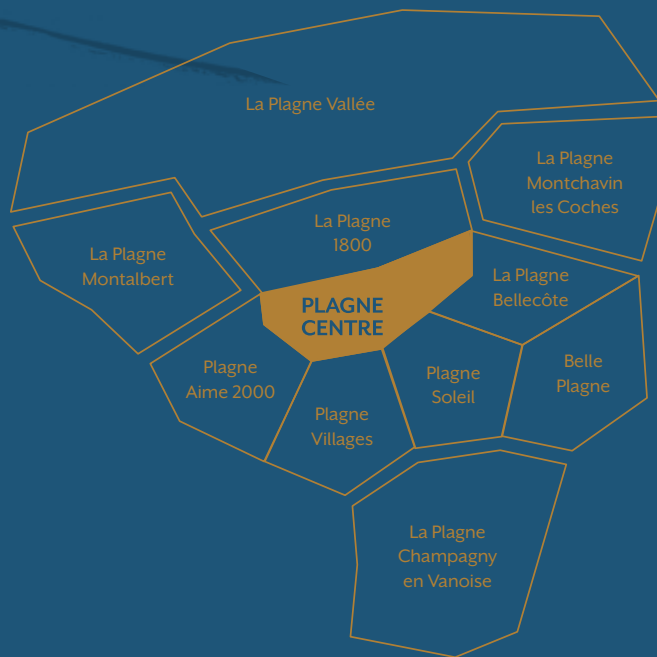




RÉSIDENCE MANAKA

LA PLAGNE PARADISKI

# LA PLAGNE, a galaxy of 11 villages for a ski area with 11 aspects





## LA PLAGNE, MULTI-FACETED RESORT

Try the host of activities

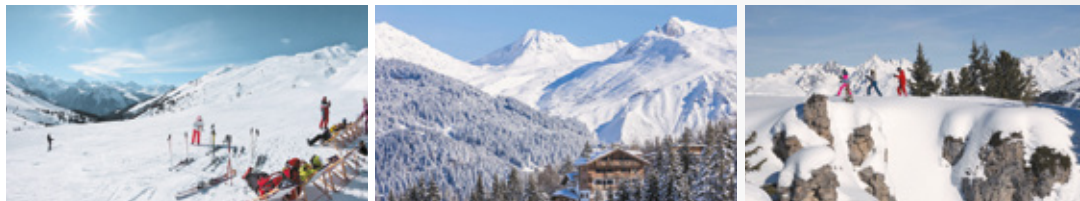
No less than 11 villages are scattered over La Plagne's ski area and each one has its own character.

At an altitude of 1970m, in the heart of **Plagne Centre**, the first village in Grande Plagne is where we decided to build the **Manaka complex** which I now invite you to discover.

This development will appeal in every respect to those in search of a quality property. **Ski-in-ski-out position**, luxury apartments, close to the shops, restaurants, bar, cinema... for your shopping trips and evenings out.

**La Plagne Centre** has all it takes to make a prime investment.

David Giraud - MGM Group C.E.O.



Bellecôte  
3417 m

Roche de Mio  
2739m

Grande Rochette  
2508 m

← LES ARCS  
PEISEY VALLANDRY



SALES OFFICE

RESIDENCE MANAKA  
PLAGNE CENTRE

RESORT CENTRE SKI  
Ski and snowboard school la Plagne  
Tourisme Altitude - Shops



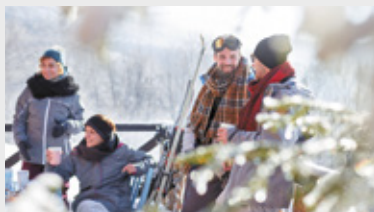
## PLAGNE CENTRE, AN AWESOME VIEW!

Whether your family is small or large, there is no limit to the possibilities,

With its view over the Beaufortain Massif (including the Pierra Menta) and Mont-Blanc, **Plagne Centre** can take you up to high altitude on the Funiplagne where you can enjoy a breath-taking 360° panoramic view of the summit of the Grande Rochette at 2508 m. **Plagne Centre is the crossroads of the pistes**, where the various resorts of La Plagne come together.

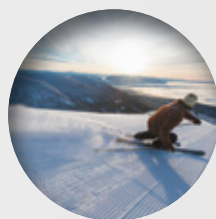
Its huge snow front is surrounded by tourist facilities **which can be reached on foot**.

You are in the midst of a large number of activities for lively après-ski sessions whatever the size of your family.





Résidence Manaka, your ski-in-ski-out apartment



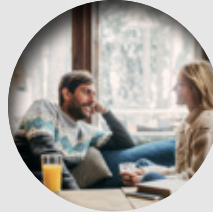
## YOUR SKI-IN-SKI-OUT APARTMENT, an art of living “Made by MGM”

La Plagne is known for its immense ski area, hundreds of kilometres of pistes **connected to Paradiski**®, one of the biggest ski areas in the world, 70 % of which is above 2000 m.

At 2000 metres, blending mountain tradition and modernity is the prestigious **Manaka Complex, spread over 3 buildings and comprising 74 prime apartments**, a complex which is not short of advantages!

Reception area with fireplace, lounge bar, wellness centre with swimming pool, whirlpool baths, sauna, hammam, Nordic bath, cardio-training room and **Montagnes du Monde® Spa**.



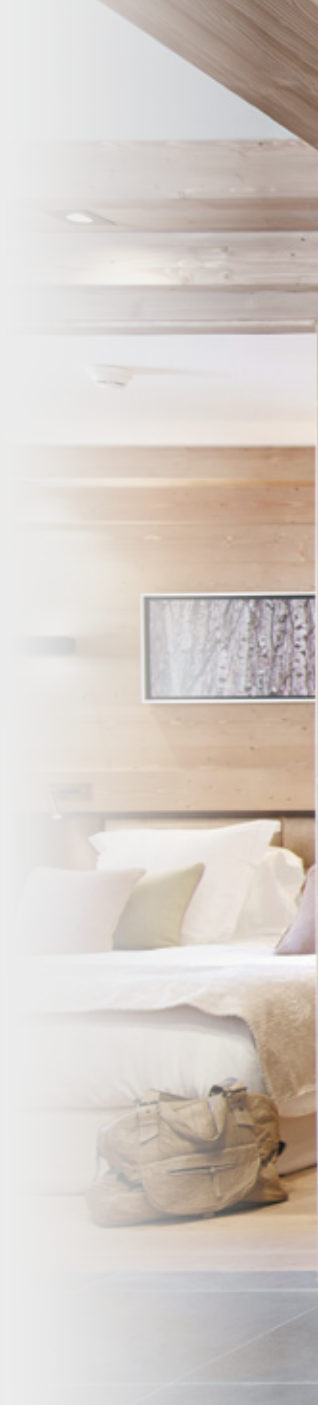


**FOR YOUR COMFORT & WELLNESS,**  
discover apartments where the interior spaces come to life

Come and look round the interior where every material, every fixture, every detail has been thought out with the greatest care to bring harmony and comfort to your apartment. In these spacious volumes, the space is generous, the ambiance stylish and the light plentiful courtesy of the large windows.

**Each apartment, of 2 to 4 rooms, benefits from a large balcony or terrace**  
extending your quest for relaxation into a magnificent outdoor space.

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







Example of the MGM facilities in a **résidence de tourisme**



Infinity swimming pool in the Manaka Complex



## AN INTERLUDE OF RELAXATION AND ABUNDANCE

Stylish and calm, welcome to the wellness centre

Depending on your purchase arrangement, as an owner you have free entry\* to all the relaxation centres in the complex.

Accordingly, you will be able to enjoy **the infinity pool** and, for the more energetic, **the fitness room** has the latest connected apparatus.

Fans of Finnish tradition will appreciate the heat of the sauna and the steam of the **hammam** before immersing themselves in a **hot tub**.

After purifying the skin, it's time to treat yourself to a moment of pleasure with the treatment protocols of your choice.

**These areas add value to your property and delight to your holidays.**

*\*Free entry under the résidence de tourisme system – Membership card for standard co-ownership.*





## FIXTURES: QUALITY IN A BRAND

Get a taste of gracious living courtesy of a range of sophisticated fixtures

### FOR YOUR PEACE OF MIND

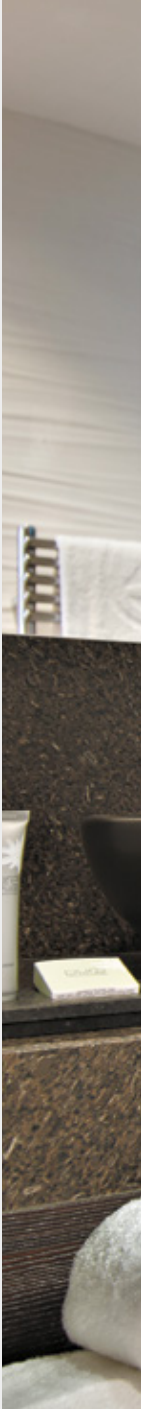
- Ski-in-ski-out complex.
- Reception lounge with fireplace.
- Indoor heated swimming pool, sauna, hammam, hot tub and fitness room\*.
- “Montagnes du Monde”® Spa.
- Storage lockers and ski lockers with boot dryers.
- Secure entry by Digicode.
- Private underground parking space.

*\*Free entry under résidence de tourisme  
With membership card for standard co-ownership*

### FOR YOUR COMFORT

- Apartments fully furnished, equipped and decorated.
- 60 x 60 cm floor tiles in the living rooms.
- Oak parquet in the bedrooms.
- Mountain style interior doors.
- Handles and furniture in brushed aluminium.
- ACOVA\* electric heated towel rail.
- Large balconies covered in wood strips.
- RT 2012 standard
  - Direct low-temperature underfloor heating by hot water, gas boiler.
  - High performance insulation.
  - Compliance with acoustic standards.

*\*or similar*





Example of MGM facilities **under résidence de tourisme**.



## THE LUXURY OF HAVING A CHOICE

The Manaka Complex is the fruit of a long experience of building in the mountains.  
Its position, its quality and its setting are your long-term guarantee of the enduring asset-value of your property.

Two purchase systems to invest in Plagne Centre with complete peace of mind.

### INVESTING UNDER THE RÉSIDENCE DE TOURISME SYSTEM

You benefit from the advantageous LMNP taxation status  
*(Loueur Meublé Non Professionnel – non-professional furnished landlord)*

You can reclaim the VAT and finance your purchase exclusive of tax.

You receive guaranteed fixed rental, whether your property is let or not.

You do not have to worry about management or maintenance,  
MGM Hôtels & Résidences take care of everything for you.

You can stay in your apartment for several weeks during the year.

You enjoy free entry to the wellness centre.

### INVESTING UNDER STANDARD CO-OWNERSHIP

Manage your property yourself throughout the year.

You furnish and personalise your apartment to suit yourself.  
*Nevertheless, the bathrooms and kitchens in apartments under  
the co-ownership system are fully equipped.*

You can use your apartment as you wish all year round.

As an owner you can use the wellness centre  
on presentation of a membership card.

Whichever purchase system you choose, Résidence de Tourisme or Standard Co-ownership, you own your apartment 100 %.

**MGM is at your side throughout the purchase process and will support you attentively  
to enable you to bring your plans to life with complete peace of mind.**

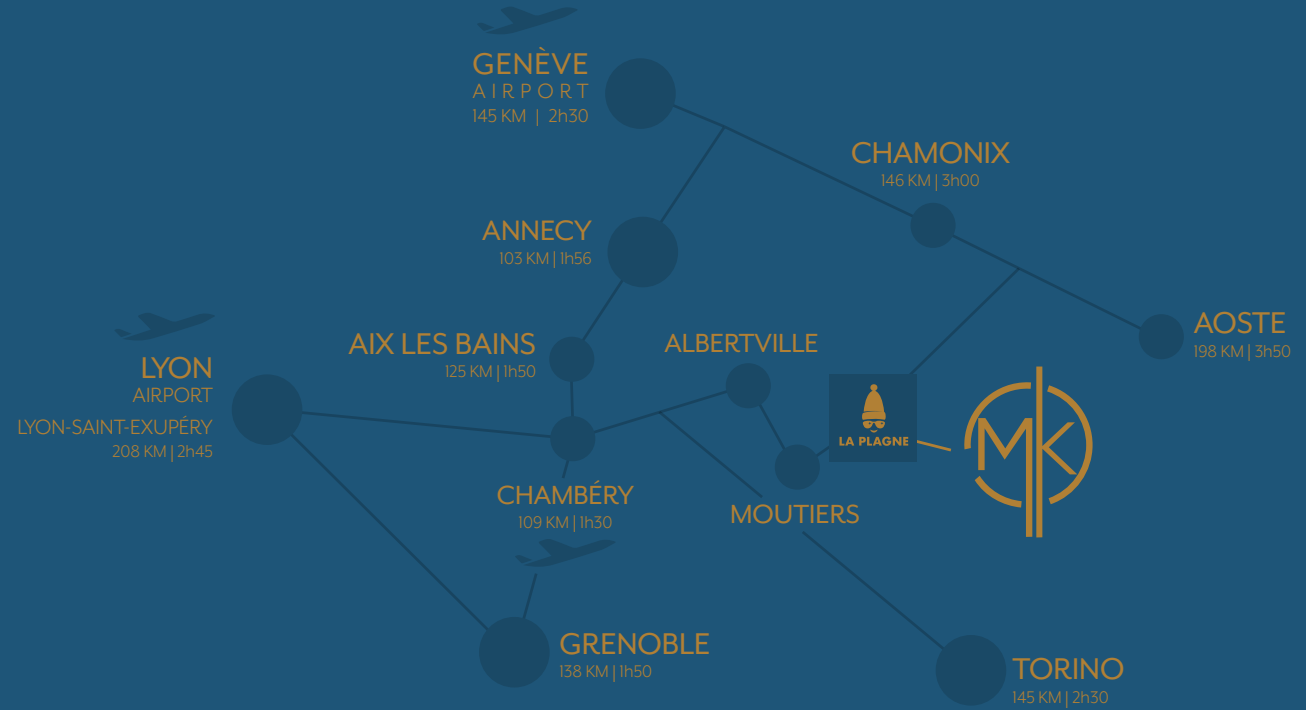




RÉSIDENCE MANAKA

# YOUR HOME

“Manaka Complex, in the heart of Plagne Centre”





## ) LINKS TO GO FURTHER TOGETHER

FOR FURTHER INFORMATION ABOUT **MANAKA** COMPLEX GO TO OUR WEBSITE:  
[www.mgmfrenchproperties.com](http://www.mgmfrenchproperties.com)

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