



LE ROC DES TOURS

LE GRAND-BORNAND CHINAILLON
Massif des Aravis





Everything starts with a unique location, at the heart of the Massif des Aravis.





) LE GRAND-BORNAND CHINAILLON, A mountain village, a first rate resort

It's hard to imagine a better location.

In the very heart of the Massif des Aravis, in Haute-Savoie, ideally placed between Mont-Blanc, Lake Annecy and Switzerland, Le Grand-Bornand Chinaillon brings you the best of the Alps!

Moreover, the atmosphere in le Grand-Bornand is favourable for an MGM development, which is why for several years our developments have appealed to an exacting clientele seeking remarkable locations and quality properties.

To meet this demand, and as part of the extension to the Roc des Tours complex, I invite you to have a look at our new development. High quality apartments, restaurant, ski school... an ensemble which is sited at the foot of the pistes on the snow front in le Chinaillon.

The mountains are waiting just for you!

David Giraud
MGM Group C.E.O.







) SKIING, BUT SOMETHING MORE...

The Grand-Bo, a resort where everything can be experienced...

In winter, in the tradition of the great French ski resorts, Le Grand Bornand offers skiers of all abilities the most beautiful spaces and views. **Directly from the Roc des Tours 2 complex, you have access to a playground that is much appreciated by energetic skiers as well as those who enjoy a more reflective form of the sport.**

All types of mountain experience can be enjoyed in le Grand-Bornand Chinaillon – sporting, gourmet, adventurous and authentic.

In all seasons, there is a family feel all around which makes le Grand-Bornand Chinaillon one of the favourite Savoyard resorts of all generations. Both on the slopes and in the village, everything is done to encourage the magical intimacy of shared laughter and excitement. Here, everyone will find or rediscover the path to a creative and festive adventure which will make every moment an unforgettable memory to add enchantment to the family album.





Le Roc des Tours 2, ski in/ski out residence.



) ASK FOR MORE, IT'S SO MUCH SIMPLER...

Get up in the morning looking out over the slopes and leave the building on skis...

On the snow front, you will find a haven of delight - The Roc des Tours 2. This new luxury *résidence de tourisme* is the fruit of all MGM's know-how and perfectly illustrates the balance between mountain tradition and modernity.

And if you add to this Savoyard charm all the comfort of a top-of-the-range **ski-in-ski-out** facility, you have peace and quiet hand in hand with peace of mind.

This environmentally friendly haven houses **30 apartments** where a feature is made of **both the indoor and outdoor living spaces**. Its southerly orientation provides natural light and optimal sunshine all year round.

Le Roc des Tours also has a cosy drawing room where a fire crackles in the grate and encourages you to sit back in the large sofas to enjoy some family time.

The magic of the place will add a touch of the sublime to your holidays.





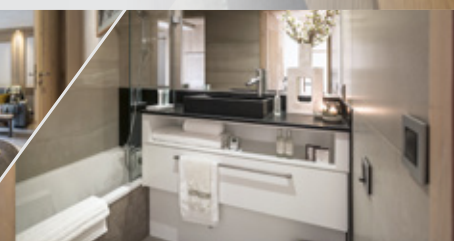
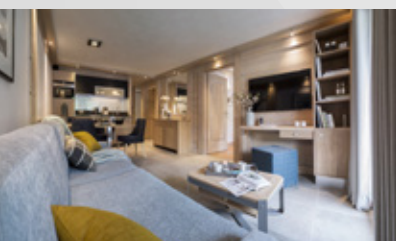
WHY NOT HAVE A LOOK ROUND?

Have a look at the apartments where the spaces come to life

In your apartment, every material, every fitting, every detail has been thought out to bring absolute comfort to the rooms. These apartments are generously proportioned, the atmosphere sophisticated and the light plentiful thanks to the large windows.

From 2 to 5 rooms, every apartment benefits from a large balcony or terrace which takes your search for relaxation into an open and natural outdoor space. Each apartment has a storage locker, an individual ski locker and an underground parking space.

Le Roc des Tours combines elegance and functionality and offers high end living space with fixtures to satisfy all your wishes.

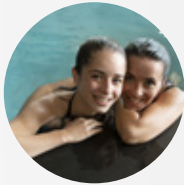




Example of MGM services. Salon Apartment **Le Roc des Tours 2**.



Le Roc des Tours 2 infinity pool.



) A RELAXING AND FULFILLING BREAK...

The comfort of the apartments is not the only hint of wellbeing inside the Roc des Tours

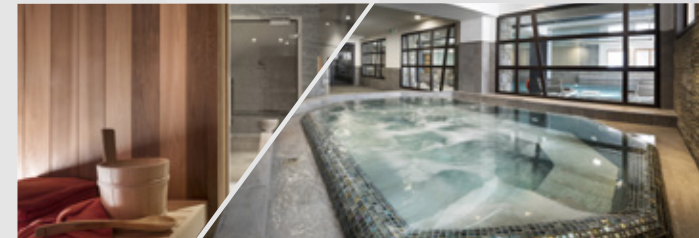
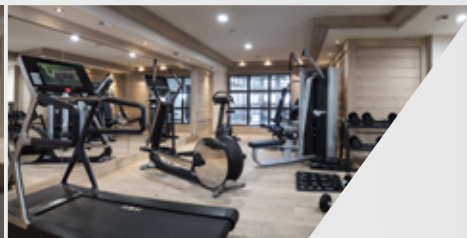
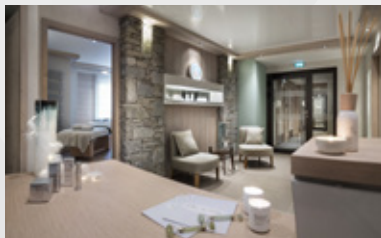
As an owner, you have free entry to all the complex's leisure areas.

You will also be able to enjoy the infinity pool and, for the more energetic, the fitness room has the latest in connected apparatus.

If you are a fan of the Finnish tradition, you may appreciate the heat of the sauna or the steam of the hammam before immersing yourself in a hot tub.

Once your skin has been cleansed, it will be time to treat yourself to a moment of pleasure with the beauty treatment of your choice.

These areas contribute to your wellbeing and the magic of your holidays.





) QUALITY, COMFORT, BEAUTY...

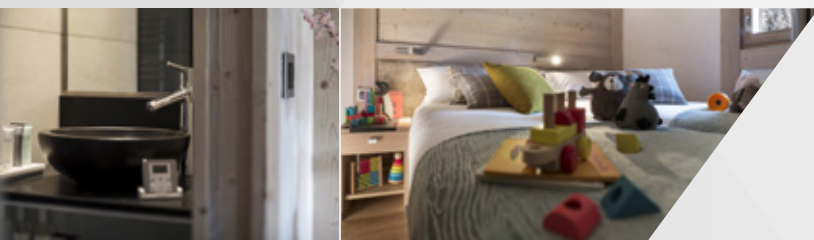
Enjoy the facilities and equipment designed for your peace of mind and comfort.

FOR YOU **PEACE OF MIND**

- Snow front position.
- Restaurant.
- ESF (French ski School).
- Reception lounge with fireplace.
- Indoor heated swimming pool, sauna, hammam, hot tub and fitness room.
- “Montagnes du Monde”® Spa.
- Storage and ski lockers with boot dryers.
- Digicode secure entry.
- Private underground parking.

FOR YOUR **COMFORT**

- Apartments fully furnished, equipped and decorated.
- 60 x 60 cm floor tiles in the living rooms.
- Oak parquet flooring in the bedrooms.
- Mountain style internal doors.
- Handles and door furniture in brushed aluminium.
- Large balconies covered in wooden strips.
- RT 2012 standards
 - Direct low-temperature underfloor heating, gas boiler.
 - High performance insulation.
 - Compliance with acoustic standards.





Residence **Le Roc des Tours 2**, project perspective.



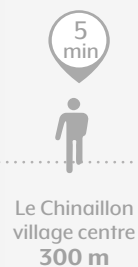
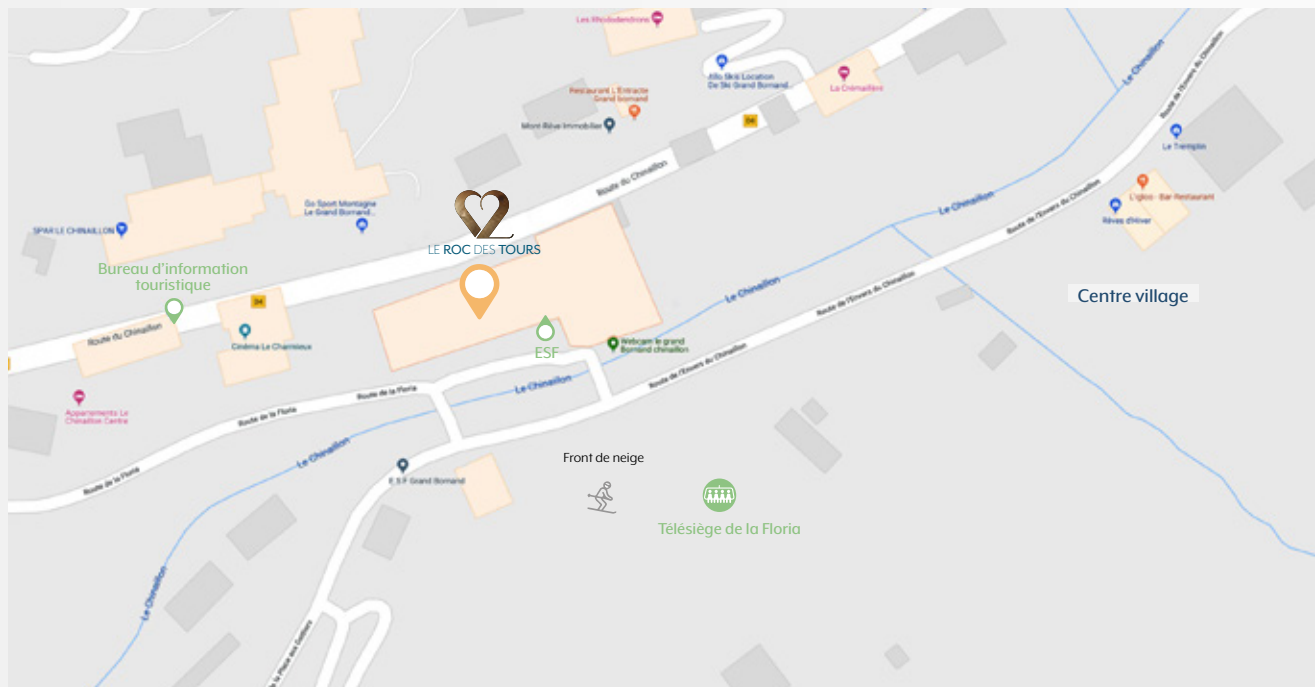
CHOOSE REASON AND PLEASURE

Invest in Le Grand-Bornand Chinaillon
with complete peace of mind

- You will own outright a high quality asset.
- VAT is recovered, you pay VAT-free.
- You will enjoy guaranteed rental.
- You will have an advantageous tax status. (Non-Professional Furnished Landlord)
- You can borrow at very favourable interest rates.
- You will have no management, or maintenance concerns.
MGM Hôtels & Résidences will take care of everything for you.
- You will be able to occupy your apartment for several weeks during the year.
- You will enjoy entry to the wellness centre: infinity swimming pool, hot tub, sauna, hammam and fitness room.
- Restaurant and sports shop within the complex.



A unique position at the heart of the village of Le Chinaillon



Indicative times: Source Google Maps



) LINKS TO GO FURTHER TOGETHER

For further information on LE **ROC DES TOURS 2** visit us on:
www.mgmfrenchproperties.com

MGM UK

T. +44(0) 207 494 0706

bs@mgm-groupe.com



REQUEST INFORMATION