



PAYS DU MONT-BLANC | HAUTE-SAVOIE

“

Modern architecture is not so much a style but an attitude.”

Marcel Breuer - a Master of the Bauhaus and the resort's chief architect.

”



EDITORIAL

Gain some height in the **unique** resort of Flaine.

Because for more than 50 years MGM has chosen the finest locations, the best positions and construction quality, the resort of Flaine was a natural choice for our latest development in the Northern Alps. Like an ode to nature, the resort of Flaine's uncluttered modern design occupies a unique position between art, design and architectural heritage.

Unique like the Alh na's position in Flaine Forum, the resort's historic nerve centre.

Unique like its architecture which leaves a clear stamp, perfectly integrated into the attractive quality of the neighbouring buildings.

Unique like our experience as builders, our knowledge of the terrain, the quality of our buildings. There are many criteria which guarantee our future purchasers an asset which will increase in value and which reflect our corporate values.

David Giraud - MGM Group C.E.O

BETWEEN 1 600 M ET 2 500 METERS OF ALTITUDE, you will take full eyes on it

FLAINE Forêt

FLAINE Forum
Sales Office

Flaine, snow front

Cable car
Grandes Platières



“

What a splendid location! How do we avoid spoiling it?

Eric Boissonnas - Owner of the station

”



FLAINE,

A resort with great skiing facing Mont-Blanc

Located between Geneva and Chamonix Mont-Blanc, Flaine was established in 1960 and is a resort of contrast, art and culture. With its massive sculptures, it is a real open-air museum. It is also a pioneering, innovative and eco-responsible resort. Moreover, the Grand Massif was the 1st resort to be awarded “Green Globe” certification.

Flaine Forum is a great place to meet and chat with its central square, wide open onto the ski area to the East. A 12-minute trip in the Grandes Platières cable car will take you to an altitude of 2500m from where you can look out over a 360° panoramic view of the Mont-Blanc, les Aravis, Belledonne and Jura massifs. From your apartment, you can enter a land of leisure and wellness. From the first ski tracks in the powder in the morning to the many après-ski activities, you are at the centre of Flaine’s holiday life.

This is where the ski-in-ski-out Alhéna complex is ideally located.



SKI-IN-SKI-OUT AND FACING DUE SOUTH, Alh na stands out for its startling architecture.





Cable car
des Grandes Platières

Swimming-pool
Wellness Center

Restaurant

Snow front ▶

A word from the ARCHITECT

Guillaume Relier - Project architect

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So that it blended perfectly with its unique natural setting as well as its extraordinary architectural landscape, Guillaume Relier, very enthusiastic about this Bauhaus-inspired location, did not hesitate to make use of its aesthetic rules.

The use of concrete, both malleable and geometric, in Flaine is very attractive. The opposition between this raw material and the rock and the snow-covered peaks creates striking visual contrasts, so, with Alhena, I came back to the essence of the resort.

I was very keen to rework the concrete to give it a contemporary character, such as sections of metal panelling to play on the reflections of the landscape.

The complex is made up of three buildings laid out to create an architectural, landscaped and human connection.

We have created some flat ledges on the slope which provide an extension to the public space and areas where people can gather such as restaurant terraces.

What is the highlight of this outstanding development?

The last building is a small square tower. By night, it gives the impression of being the watchtower which keeps vigil over the ski area.

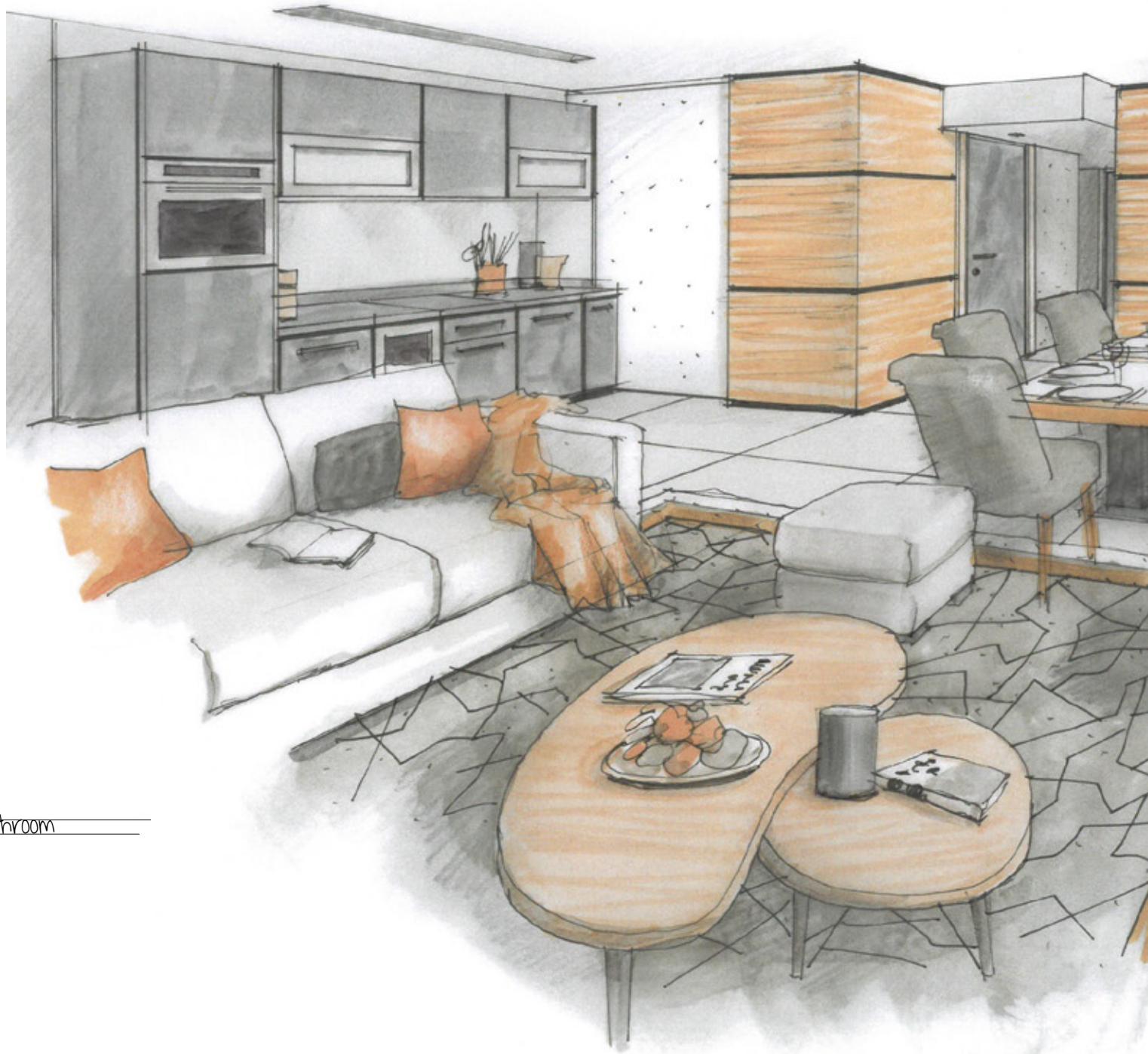
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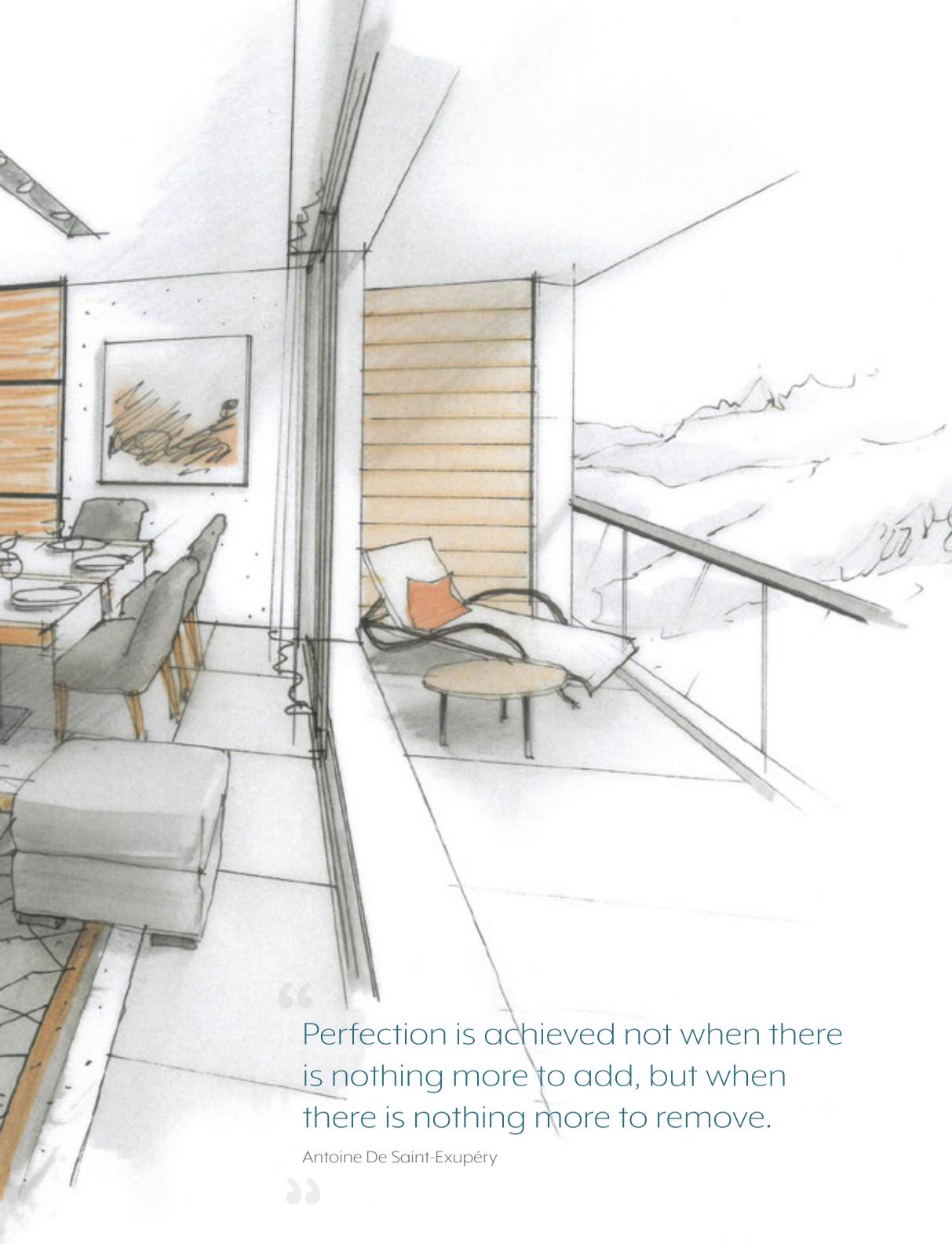
Sketch n°3: Apartment with all comforts

Sketch n°1: Parent's room



Esquisse n°2: bathroom





“ Perfection is achieved not when there is nothing more to add, but when there is nothing more to remove.

Antoine De Saint-Exupéry

”

COMFORT ELEGANCE FUNCTIONALITY

Think of every apartment as a cocoon of comfort, with an outlook over your pleasure.

On the snow front, **Alh na** has reinvented the true art of living in the mountains by focusing all attention on its guests: daring architecture with uncluttered lines, ideal orientation, classic and enduring materials, coordinating colour shades and materials in the interiors, environmentally friendly, luxury facilities.

At the very heart of the complex, a restaurant, an ESF day-nursery, a wellness centre of more than 1,000m² and a **Montagnes du Monde® Spa**, complete the day-to-day comforts.

From that starting point, we designed **39 3 and 4-room apartments**, ranging from 63 to 85m². All the apartments have either a balcony or a terrace, most of which open onto the snow front.

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



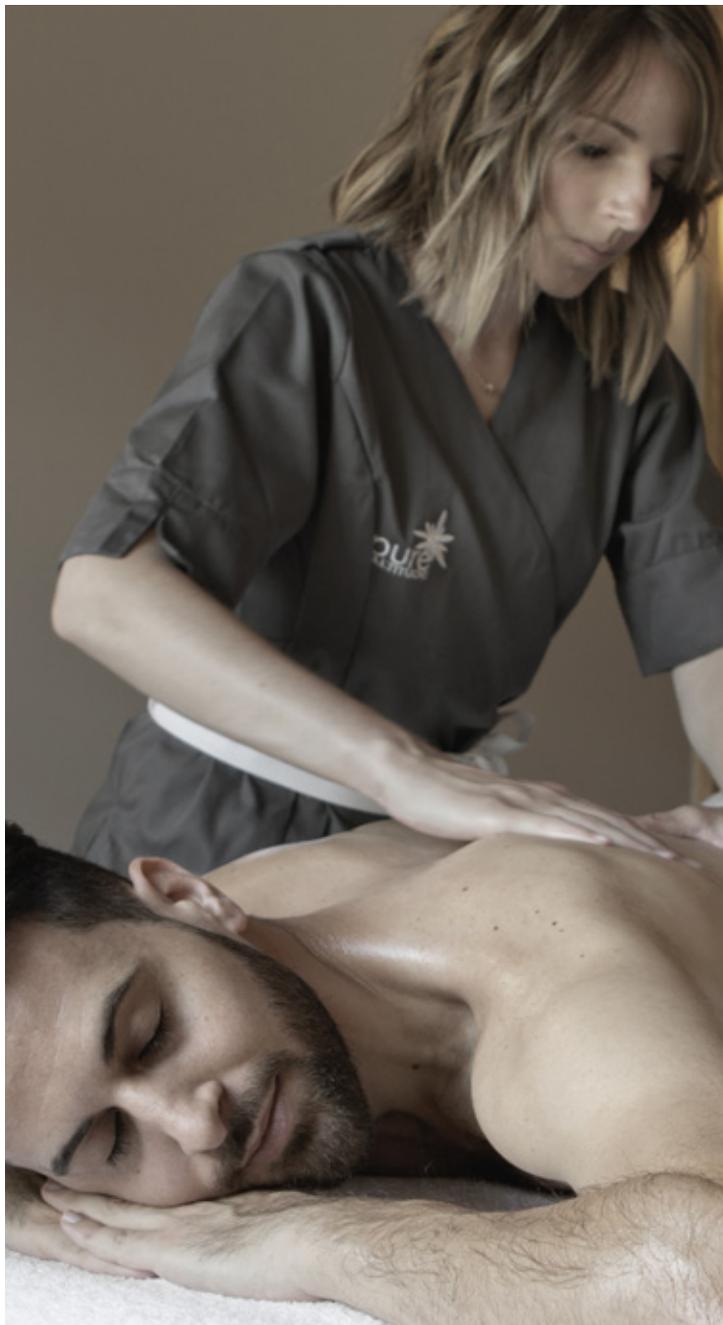
FITTINGS:

Quality brands

- ▶ Large dimension external door and window frames in lacquered aluminium
- ▶ Apartments fully furnished, equipped and decorated
- ▶ Wine store
- ▶ Kitchen, metallic silver glass credence and granite splashback
- ▶ 60 cm x 120 cm floor tiles in living rooms
- ▶ Oak parquet in the bedrooms
- ▶ Mountain style internal doors (craft made)
- ▶ Handles and furniture in brushed aluminium
- ▶ Bathroom and shower room wall coverings in 60 cm x 120 cm ceramic tiles to full height
- ▶ Krion basin unit with integral Led* strip
- ▶ Granite basin surround with mirror above
- ▶ ACOVA* electric heated towel rail
- ▶ Centrally regulated underfloor heating by hot water
- ▶ Large balconies covered with wood strips
- ▶ Reception room with fireplace
- ▶ Wellness centre and Montagnes du Monde® Spa
- ▶ Storage lockers and ski lockers with boot dryers
- ▶ Secure entry by Digicode
- ▶ Private underground parking space
- ▶ Restaurant
- ▶ Day nursery

**Or similar*





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From time to time, you have to rest and do nothing.

Jean Cocteau - French writer, painter and director

”



THE PARENTHESIS

The complete rest break, welcome to the wellness centre

As an owner, you have free entry to our wellness centre. Created by our experts and inspired by the natural surroundings of the mountains, the Montagne du Monde® Spa offers you a synergy between relaxation and treatment programmes.

Infinity pool, hot tubs, saunas, hammam, Nordic baths, fitness room (equipped with the latest connected apparatus), plenty to rid you off stress and give you back a deep sense of wellness.

Based on the expertise of the Pure Altitude® brand, this will be the time to treat yourself to a moment of pleasure with the treatment protocols. All these luxury centres add to the value of your property and the enjoyment of your visits.

TROUBLE-FREE

MANAGEMENT OF YOUR APARTMENT

MGM Hôtels & Résidences, a subsidiary of the MGM group, looks after the management, maintenance and upkeep of your property with the greatest of care, in the spirit of quality and hospitality knowhow: The Essence of MGM.

BENEFITS

RESERVED FOR OWNERS

MGM Hôtels & Résidences offers its guests a personalised and a concierge service which will meet all your logistic requests from the time you arrive and throughout your stay.



Personalised welcome



Beds made up for your arrival



A bakery service



Reception with fireplace



"M'Bar" lounge bar in the complex



Free entry to the wellness centre



Preferential rates on treatments in the Montagnes du Monde® Spa service



Services specially dedicated to owners



Free Wi-Fi throughout the complex





INVESTING TO BUILD THE FUTURE

While investing in “bricks and mortar” is principally a matter of pleasure, it is also an undisputed refuge investment. Solid and enduring, it guarantees you, the purchaser, a return on a safe investment.

- Build a solid asset
- Create additional income
- Benefit from tax advantages
- Enjoy guaranteed rental and use your apartment for several weeks during each year

Plenty of good reasons to invest in a new apartment in the heart of the Mont-Blanc massif.

→ www.mgmfrenchproperties.com



) LINKS TO GO FURTHER TOGETHER

For full information about the RÉSIDENCE ALHÉNA visit us on: www.mgmfrenchproperties.com.

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