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Riviera Contemporary Properties

Developments

2009

NICE



BIOT



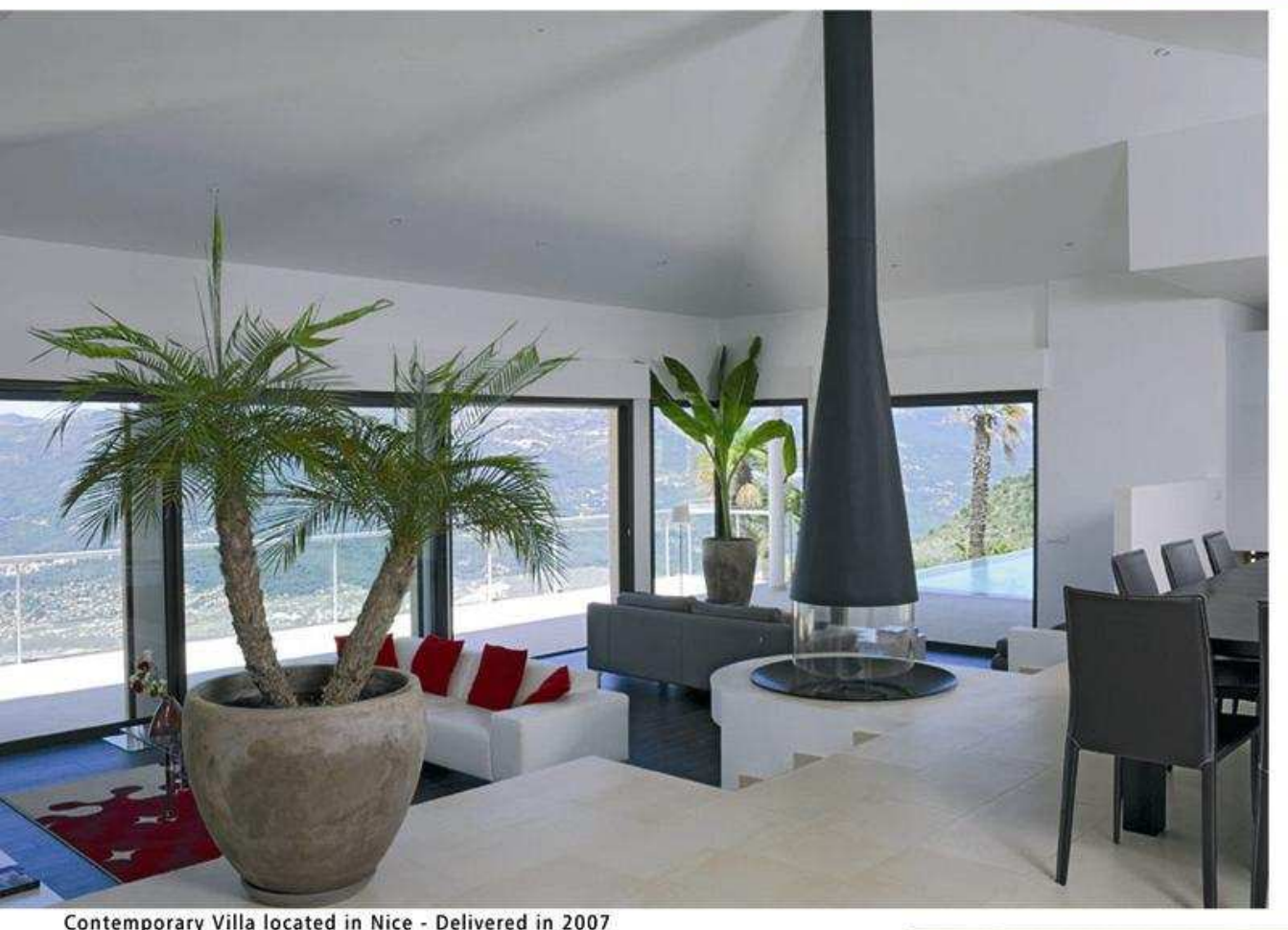
CANNES



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is delighted to introduce striking contemporary villas with sea views on the French Riviera.

"Examples of pure modern architecture are hard to come by on the Riviera. However, with its clean architectural lines, 'Le Domaine des Muses' has created huge interest as it is a truly unique boutique development."



Contemporary Villa located in Nice - Delivered in 2007





KEY POINTS

- Unique Contemporary Style Villas
- Designed by a local Award Winning Architect
- Stunning Location with Sea Views
- Ten Spacious 4/5 Bedroom Villas
- "Green" Construction and Energy Features
- Designer Kitchens and Bathrooms
- Designer Landscape Gardens
- Heated Infinity Pool
- Secure Gated Domain
- Easy Access to Cannes, Antibes, Sophia and Nice
- Villa Prices from € 1M to € 2.35M
- Sites with permit also available
- Delivery in 2010

VILLA N°11

"Domaine des Muses"

* All images are non contractual and are subject to agreement with the buyers.

“*Domaine des Muses*” - Propriétés de Prestige

Using our established local team with a track record of exquisite bespoke contemporary properties, we provide the owner with a reassurance of some of the finest properties on the riviera.

Each villa differs slightly from the next and all are set on a 25,000m² prominent site adjacent to the village of La Roquette sur Siagne in the heart of the French Riviera. Commanding open views of both the Esterel mountains and the Mediterranean, *Domaine des Muses* has been intentionally designed in a minimalist style to contrast with the complexity of the lush adjacent landscape. Making bold use of steel and glass, these striking contemporary four and five bedroom homes will provide bright and functional living spaces separated by a dramatic central two storey glass atrium entrance. Each villa also incorporates a series of features including an inviting infinity pool, designer kitchen and bathrooms plus landscape gardens.



Sea views from site

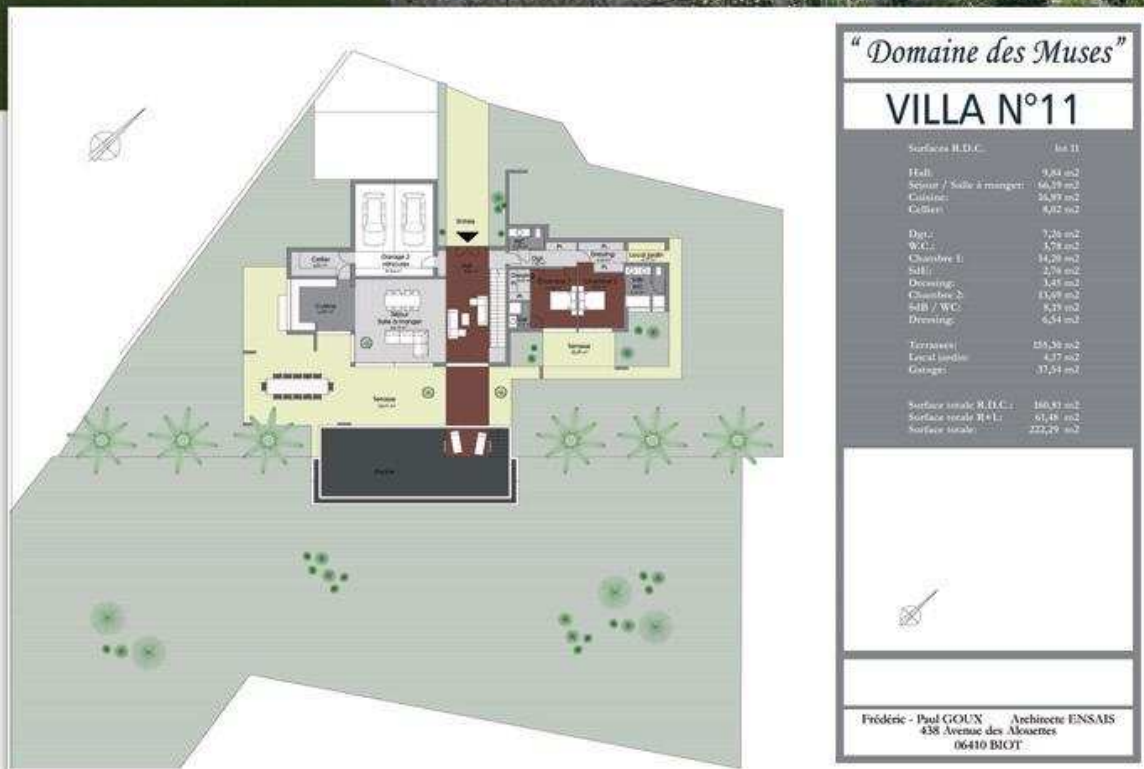


Photos of completed projects in 2006 - 2007 located in Nice and Biot.

The average habitable space per villa is 240m² (2500sq. ft.) with on average 2000m² of land.

Our award-winning French architect cleverly opted to make certain walls almost completely solid thus allowing a larger percentage of floor-to-ceiling glass on the coast-facing side of the property to maximize those extraordinary views of the Mediterranean and mountains as your showpiece backdrop.

Environmental concerns have entered the very heart of construction in the 21st century and this development will be no exception. Recycled building materials will play a major part in the process helping to lessen the carbon footprint. Additionally, solar panels and air pumps will be incorporated to generate your hot water whilst also fueling the under floor heating and pool heating systems. Rain water will be collected in a storage unit deep below the building for general water needs such as the garden irrigation. High quality insulation will greatly reduce the cooling load of the villa.



“*Domaine des Muses*” - At the heart of the French Riviera.



With its exquisite finish to include designer kitchens to chic bathrooms, *Domaine des Muses* will become a landmark development on the Riviera and the ideal home for a discerning client keen to embrace modern design whilst enjoying the luxuries of their own private pool and gardens in a secure gated domain.

Each villa will have remote-control security gates with vehicle access to substantial outdoor parking and a garage for two cars. A utility room and an additional open-plan space which could take on any number of guises from a home cinema or gymnasium to office space or simply extra storage. For some of the villas, a lift transports you to the ground floor (and indeed all floors) and into a sweeping lounge-dining area, sleek designer kitchen with quality appliances, a guest toilet and two en-suite bedrooms. The upper floor will have two or three bedrooms to include the master bedroom suite with a separate dressing room and spacious sunny terrace.

Photos of projects completed in 2006 - 2007 located in Nice and Biot.

Full height double-glazing dominates the two storey atrium and the length of the ground floor living space. These windows lead out on to a large private terrace, pool-house, landscaped gardens complete with infinity swimming pool with underwater lighting flanked of course by those exceptional sea views. In keeping with the modern exterior, the villas will internally boast the most up to date technology including under floor heating, walk in rain showers, pre-installation for home cinema in the lounge, integral music system throughout the home, video 'porter' and control systems for the alarm, air-conditioning, garden irrigation and other household conveniences.



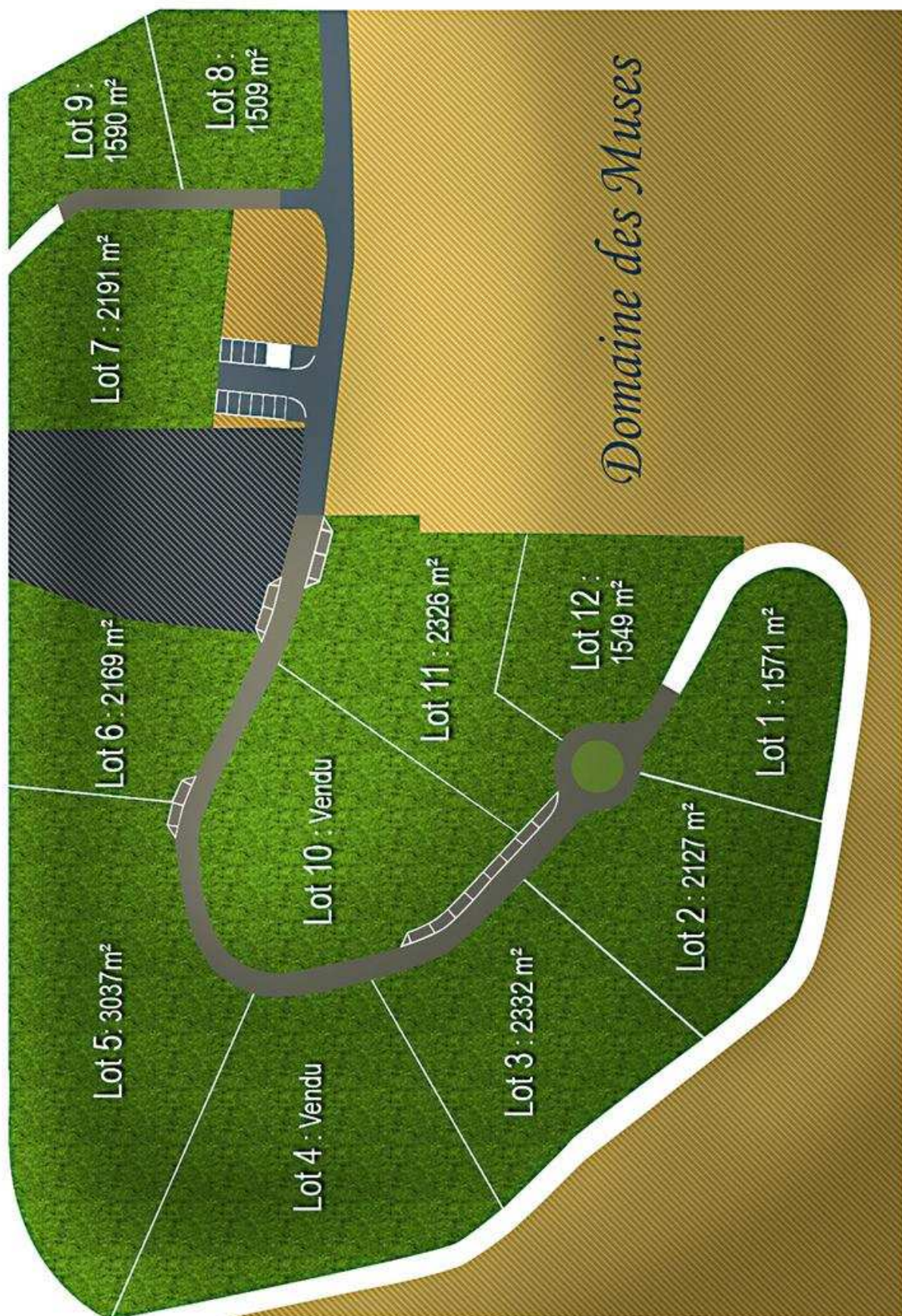
Photos of projects completed in 2006 - 2007



Domaine des Muses - At the centre of the French Riviera

- 5 min to Mougins
- 10 min to Valbonne
- 15 min to Cannes
- 20 min to Antibes
- 30 min to Nice
- 45 min to St Tropez

Plan de masse



Our other Projects

Cannes : French Riviera

Contemporary 4 bedroom villa overlooking the bay of Cannes with panoramic sea views from Cap d'Antibes to Théoule. Currently under construction with a delivery date of October 2009.



Biot : Currently under construction, with a projected delivery date in October 2009. This villa makes the most of the steep contours arranging accommodation on three floors serviced by an internal lift, creating two splayed wings separated by a dramatic two storey glass entrance, incorporating a series of water features plus inviting pool and sundeck.



Cannes : Palais d'Azur

24 contemporary apartments overlooking the Port of Cannes. Currently under construction with a delivery date of December 2010.



Superb location 100m to the Port and beaches

Cannes Port

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Batiment A11, Les Trois Rivières, 410 avenue Janvier Pasero, Mandelieu 06210, France
Tel: +33 492 970 920



Completed villa 2007