



SUMMER ADVENTURE HOLIDAYS ON THE UP MAKING THE ALPS ONE OF EUROPE'S MOST COVETED YEAR-ROUND SECOND HOME DESTINATIONS



Traditionally, summer holidays are associated with sun, sea and sand, however, a key trend is emerging, with holidaymakers now looking for more action and adventure from their sunny season breaks. Leading Alpine developer **MGM French Properties**, specialising in the sale of luxury leaseback and outright ownership properties across the French Alps, is anticipating a busy summer period ahead in response to increased purchaser demand.

Typically considered a winter destination, the Alps is now recording its highest visitor numbers during the warmer months, with over twelve million people arriving during the summer in 2015, over one million more than in 2014. One of the most attractive outdoor locations in Europe, the Alps is attracting those wanting to take in the spectacular mountainous landscape alongside a wide range of outdoor activities, which include road and mountain biking, trekking and hiking, rock climbing, paragliding and a plethora of water sports.

Latest research from travelsupermarket.com supports the trend, with figures from its latest poll revealing that the number of people planning to take a summer beach break is down 10% compared to 2015, with a 50% increase in people looking to take an activity or sporting holiday¹. The 2016 ABTA Travel Trends Report further enforces this finding, with figures stating that 16% of 16-24 year olds and 13% of 25-34 year olds plan to take an activity or sporting holiday this year².

Discussing the appeal of the Alps as a year-round investment destination, Richard Deans of **MGM French Properties** commented: *"Often people think of the Alps as a winter ski destination, however, there is a lot of activity in the region in the summer months. The Alps as a whole is an incredibly popular summer destination, with sales figures growing year-on-year in the warmer months. In fact a number of our resorts are fully booked for the entirety of the warm season, with visitors looking to take in the fresh air of the Alps during their summer break."*

¹ [2016 Travel Supermarket Travel Trends Tracker Report](#)

² [2016 ABTA Travel Trends Report](#)

“The fact that each of our developments has been built with access to a range of high quality services and amenities means that they remain perennially attractive for buyers of all ages. During the warmer months our developments can be enjoyed as the perfect summer home, in average temperatures of 25 degrees Celsius, rivalling the warmth of popular beach destinations such as Gran Canaria and Majorca.” Below are a handful of MGM properties offering perfect summer retreats across some of the Alps’ most beautiful destinations.

Les Chalets d’Angèle, Les Portes du Soleil



Les Portes du Soleil is one of the most popular year-round destinations in the Alps, encompassing twelve village-resorts between Mont Blanc and Lake Geneva. The area is host to one of the largest mountain bike parks in Europe, with cycling enthusiasts able to explore 650km of rideable terrain. Visitors can enjoy over 50 dedicated biking circuits, from tree-lined single courses to wider road tracks whilst those with a competitive streak can take on the annual 80km Enduro cycling tour and renowned Tour du Chablais Léman Portes du Soleil. The area also enjoys a

number of sprawling meadows and forests perfect walking and hiking trips. Les Chalets d’Angèle is **MGM French Properties’** first *résidence de tourisme** in the Portes du Soleil area and comprises seven, two to three-storey chalets of 78 one, two and three bedroom apartments. The development blends perfectly into the local mountain architecture through a combination of traditional and modern designs. Within close distance to the town centre, residents can enjoy easy access to shops, restaurants, bars and childcare facilities. Full completion is set for December 2017.

Pricing:

One-bedroom apartments from €204,167 - NET of VAT via leaseback purchase

Three-bedroom apartments from €434,000 - NET of VAT via leaseback purchase

Le Cristal de Jade, Chamonix



Chamonix is the location of the highest European mountain west of Russia, Mont Blanc, and is near the high peaks of Aiguilles Rouges and most notably the Aiguille du Midi. One of the most popular winter ski destinations, Chamonix is also a thriving summer sports destination, with outdoor activities ranging from mountaineering and rock climbing to white water rafting and horse riding. Recording average summer temperatures of 23 degrees Celsius, Chamonix is also a great warm weather getaway, with open fields and parkland perfect for sunbathing, as well as a number of luxury spa resorts nearby. Cristal de Jade is **MGM French Properties’** first five-star residence and the first *Résidence de Tourisme** of its kind in Chamonix. Offering owners access to a range of top-class hotel-style services the apartments are also meeting more

than 200 stringent criteria to achieve 5* status. The luxury development comprises a collection of four-storey chalets containing 56 apartments from one to four-bedrooms. Full completion is expected in December 2016.

Pricing:

One-bedroom apartments from €291,667 - NET of VAT via leaseback purchase

Three-bedroom apartments from €562,500 - NET of VAT via leaseback purchase

Perfect for investors and lifestyle buyers, each of the turn-key properties above is sold as leaseback, saving investors 20% VAT on the purchase price. The properties are fully managed by the MGM team and purchasers own 100% of the freehold whilst securing guaranteed rental income for up to 10 weeks per year. Setting MGM French Properties apart is the fact that they allow owners to maximise personal use at the most desired times of year such as Christmas, Easter and February half term.

Example rental income of an MGM Property ranges from €5,500 to €9,000 per annum for one to four-bedroom apartments respectively.

Chalet Hannah, Chamonix



Offering outright ownership Chalet Hannah is MGM French Properties' latest new-build development, located in the rustic village of Les Tines – a charming hamlet, popular for its listed chapel, as well as being within 1km of Chamonix golf course. Positioned close to Mont Blanc, residents can enjoy a number of outdoor activities on the region's most famous mountain, including mountain biking and base jumping. The development comprises six chalet-style two, three and four-bedroom apartments, blending in with the local

architecture. The exterior has been designed using a stone and Norse pine façade, with each apartment south-facing, providing views of the Aiguille du Midi. The apartments will be finished to the highest quality, with large bay windows in the spacious living rooms, Italian-style walk-in showers in the bathrooms, black marble worktops and modern appliances in the kitchen, as well as luxury wood parquet flooring throughout. Residents also benefit from having direct access to the luxury spa and wellbeing amenities of Chalet Hannah. The residences at Chalet Hannah are complete and available for immediate occupation.

Pricing:

Apartments at Chalet Hannah are available for outright purchase, with two-bedroom apartments from €610,000

Les Balcons Etoilés, Champagny La Plagne



Situated in the valley recognised for its breath-taking natural beauty, Champagny en Vanoise is one of 11 picturesque villages in the renowned La Plagne ski area. At an altitude of 1,250m, the traditional Savoyard enclave is built around a 17th century church and retains much of its original charm. During the summer, visitors can hike up one of the surrounding mountains and enjoy stunning views of Vanoise glaciers, the Grand Bec and the Grand Classe. Rock climbing and paragliding are also popular activities, with a number of the local ski resorts turning into adventure activity destinations.

Champagny en Vanoise is also the location of the Vanoise National Park, often referred to as the 'Great Garden of France', the perfect location for an active summer retreat. Providing views directly onto the parkland, **MGM French Properties' Les Balcons Etoilés** development is located in a prime position in the centre of the village, featuring six chalets, comprising 47 one, two, three and four bedroom apartments.

Inspired by traditional Vanoise architecture, the development is built with local wood and stone and is in high demand all-year-round. Set to complete December 2017.

Pricing:

Apartments at Les Balcons Etoilés are available for outright purchase, with one-bedroom apartments from €212,500 and three-bedroom duplex apartments from €395,000

With summer in the Alps just around the corner, now is the perfect time to consider a second home in the mountains. For further sales information contact the MGM French Properties Sales team on Tel: **+44 (0)207 494 0706** or Email: london@mgm-groupe.com or visit: www.mgmfrenchproperties.com

***Résidence de Tourisme** is a listed hosting establishment, which provides a collection of managed 'turn-key' rental for tourists. Purchasers of these properties can buy the freehold deeds, but must lease them back to the developer/management company to be rented out for set periods of a year. Leaseback purchasers with MGM French Properties benefit from flexible personal usage at the most desired times of the year, as well as the option to sell the property at any time of their choosing.

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For press trip opportunities or further press information contact Spider PR:

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