

# VILLA SOPHIE



GOLFE DE SAINT-TROPEZ







WELCOME TO THE GULF OF

# SAINT-TROPEZ



The Gulf of Saint-Tropez is one of the most attractive and exclusive holiday regions in the world. This region inspired the likes of Pablo Picasso and many others after him. Saint-Tropez is famous for its marina, where impressive yachts regularly dock and are considered a cynosure for the high society. The Baie de Pampelonne is the largest sandy beach of the Cote d'Azur and is a venue for the international jet set that entertain themselves in the famous Tahiti Plage, Club 55, Nikki Beach and the Aqua Club beach clubs.



Saint-Tropez features a multitude of exclusive restaurants and boutiques that appeal to international guests at a high level. Saint-Tropez may have less than 6,000 inhabitants - but it has more than five million visitors a year. The combination of a unique location, scarce property availability and a Mediterranean flair is one reason for the special added value for real estate in this region.



# Magnificent Scenery

The View from the Property









Everything you can imagine is real

PABLO PICASSO





# ENJOY THE BEAUTIFUL TRANQUILITY AND A UNIQUE PANORAMIC VIEW OF THE GULF OF SAINT-TROPEZ

The Villa Sophie is situated on a safe, exclusive and well-maintained estate, offering a unique panoramic view of the Gulf of Saint-Tropez. The Hotel de Beauvallon and the famous golf course are located close by and are within sight of the property. This is a so-called „gated community“ that is fenced off, where entry is possible only with an access code. Not only nature lovers are comfortable in the lovely ambiance created by a plentiful tree population and gorgeous gardens. Owing to strict building regulations and harmonious building design with architecture typical of the region, one can find an intact nature and tranquility that is unparalleled in Europe.

## PROPERTY DESCRIPTION

C. C. Leandri's architecture, construction quality and furnishing standards meet the highest of demands. As this villa is a new project, you may, as a buyer, incorporate your individual wishes, insofar as these are deemed structurally possible. This applies to both the floor plan design as well as the choice of furnishing materials, such as flooring, sanitary items, fittings, doors etc. We will be more than happy to implement your special requests, as far as construction progress and technical feasibility permit us to do so. These measures or varying materials may involve additional costs depending on your requirements.

In addition to exclusive furnishing standards, a high quality kitchen and an extensive gardening concept are included in the purchase price. A six-figure amount is invested into gardening design alone to fulfill the estates exclusive ambiance and charm, and to increase the estates amenities.

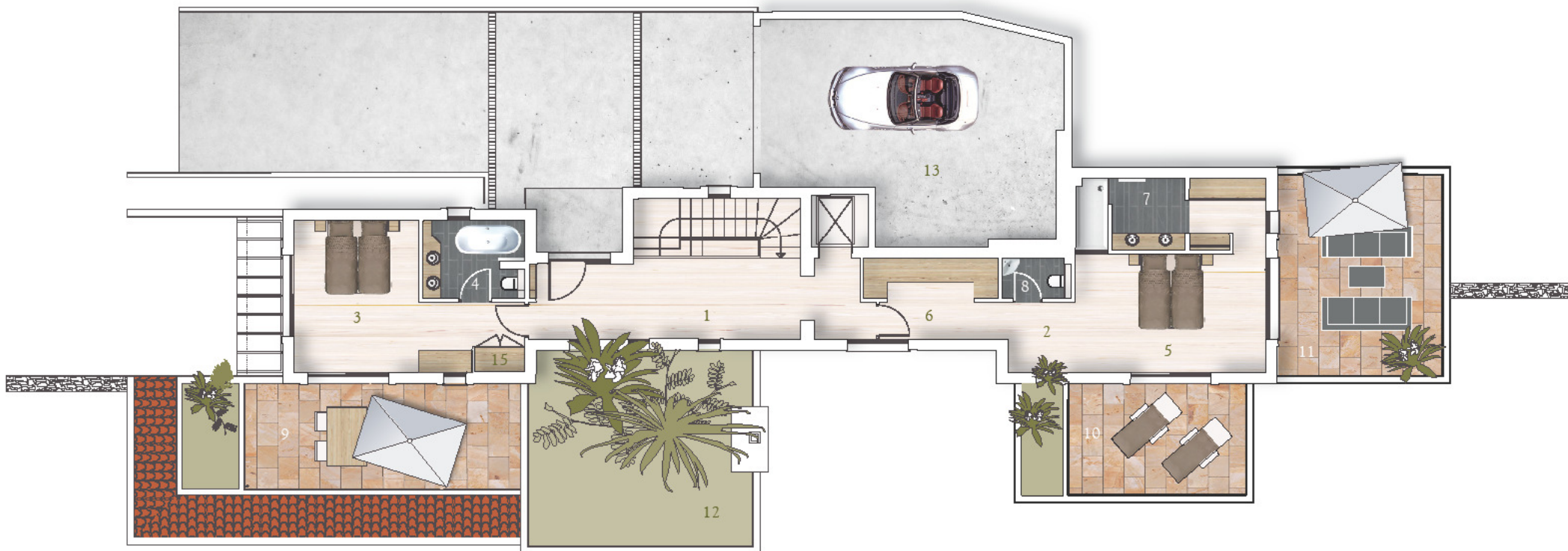
## PROPERTY & VILLA

- ~ Large pool with a panoramic ocean view of the Gulf of Saint-Tropez
- ~ 2545 m<sup>2</sup> plot with a hillside, orientation and exposure towards the South
- ~ 330 m<sup>2</sup> of living space
- ~ 4 double bedrooms overlooking the ocean
- ~ 4 terraces overlooking the ocean
- ~ Spacious, elegant living room overlooking the ocean with direct access to the pool
- ~ The villa offers sophisticated features such as a fireplace that is visible from both inside and out
- ~ A high-quality kitchen as well as bathroom amenities by renowned manufacturers





# TOP FLOOR



1	Hallway	19.51 m <sup>2</sup>
2	Corridor 2	3.65 m <sup>2</sup>
3	Room 1	19.62 m <sup>2</sup>
4	Bath 1	6.02 m <sup>2</sup>
5	Room 2	17.10 m <sup>2</sup>
6	Dressing room	7.26 m <sup>2</sup>
7	Bath 2	10.13 m <sup>2</sup>
8	Restroom 2	2.00 m <sup>2</sup>
9	Terrace 1	26.71 m <sup>2</sup>
10	Terrace 2	14.79 m <sup>2</sup>
11	Terrace 3	24.75 m <sup>2</sup>
12	Greened area	27.93 m <sup>2</sup>
13	Garage	44.45 m <sup>2</sup>



GROUND FLOOR



1	Corridor 1	10.75 m <sup>2</sup>
2	Bath 1	4.91 m <sup>2</sup>
3	Living room	43.21 m <sup>2</sup>
4	Kitchen	15.47 m <sup>2</sup>
5	Dining area	22.70 m <sup>2</sup>
6	Utility room	9.42 m <sup>2</sup>
7	Restroom	1.44 m <sup>2</sup>
8	Lobby	2.16 m <sup>2</sup>
9	Room 3	15.34 m <sup>2</sup>
10	Bath 3	6.65 m <sup>2</sup>
11	Dressing room 3	4.09 m <sup>2</sup>
12	Room 4	20.05 m <sup>2</sup>
13	Dressing room 4	6.05 m <sup>2</sup>
14	Bath 4	6.00 m <sup>2</sup>
15	Restroom	1.75 m <sup>2</sup>
16	Storage room	12.65 m <sup>2</sup>



*Villa Sophie*  
The View on the Property





# ALL ABOUT THE VILLA SOPHIE

## THE ARCHITECT

- René Claude Leandri
- Active on-site since 1971
- Designed over 300 villas on the Gulf of Saint-Tropez
- Developed more than 1,5 mio square meters of living space
- Known in particular for his beautiful gardens and pools

To date, star architect Claude-René Leandri has realized countless hotels and office buildings, multi-family homes and about 300 villas based on individual orders. Hardly any other architect found on the Côte d'Azur can boast references of this caliber together with such an impressive history.

## THE DEVELOPER

- CAI Group
- More than 30 years of experience with international construction projects
- Franco-German Management

## DOMAINE DE BEAUVALLON

The quiet and secure Domaine de Beauvallon lies in the heart of the Gulf of St. Tropez between Sainte Maxime (4 km) and Port Grimaud (4 km) on the Bay of Saint Tropez. The estate extends across the hill overlooking the golf clubs and the Hotel Le Beauvallon. The first estate sites were developed around 1910. Large plots of land featuring unique villas, old trees and numerous large and well-tended estates are characteristic for this area. The entrance to the estate is secured by a gate with an access code.

St. Tropez is located just across the way and can be reached by boat in just a few minutes from the foot of the estate property.

The grounds of the Villa Sophie are situated on a hillside with a stunning panoramic view of the entire Gulf of St Tropez. This is the last phase of construction on this part of the estate situated high on the hillside. The onset of the green zone behind the villa is protected - this land may not be used for development.

Optional: The five adjoining plots are currently under development. The luxury villas located there have already been sold and are currently under construction.

## OWNER

Côte d'Azur 3 GmbH & Co. KG

## REAL ESTATE DEVELOPER

Côte d'Azur Investissements S.A.R.L., Grimaud

## LOCATION

The property is situated on a hillside on the beautiful Côte d'Azur, vis á vis St. Tropez within the Domain Bartole near the Beauvallon golf course. Nice airport is about an hour's drive away.

## ADDRESS

Plot No. 3 C, Comiche de Bartole  
Domaine de la Comiche, Grimaud 83310, France

## PROJECT DATA

The villa features about 330 sqm of living space on two levels.  
The plot is 2.545 sqm in size.

## PRICING

On request

## DISCLAIMER:

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