



## Three exceptional residences surrounded by nature offering contemporary apartments.



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 905,932.81

### Location

Country: France  
 State/Region/Province: Auvergne-Rhone-Alpes  
 City: Annecy  
 ZIP code: 74000  
 Posted: Sep 26, 2024

### Description:

Excellent location in the heart of Annecy, capital of Haute-Savoie.  
 Large regeneration project with extensive green spaces and abundant vegetation.  
 Three remarkable residences signed by renowned architects.  
 Collection of studios to 3 bedroom apartments available across the project.  
 Prices from 259,000 euros to 1,295,000 euros, including garage parking.  
 Contemporary designs with superb living comfort and beautiful exterior surfaces.  
 Walking distance to Annecy historic centre as well as bus and train station, shops and services.  
 Estimated delivery date Q3 2025 for phase 1 and Q2 2026 for phase 2.  
 20 % VAT rebate on purchase price for investors.  
 Full rental management available for a hassle-free investment.

The centre of Annecy is welcoming a new regeneration project that will create a unique living environment with extensive green spaces, providing the city with a new breathing area and the opportunity to reconnect man with nature. The project will transform a huge build-up site into a new exceptional residential district, a haven of serenity, conviviality and well-being, in a sustainable and responsible way. This new habitat draws its inspiration from current lifestyles while anticipating those of



tomorrow and carries the promise of an exceptional quality of life, both indoors and outdoors. The first phase of the project will see the building of three remarkable residences, surrounded by nature, with more than 300 trees being planted and 23,000m<sup>2</sup> of landscaped green spaces. A central and vegetated square will be the link between the residents, as a meeting place, to play sports or simply to enjoy a break in a serene environment. Soft connections and streets with trees will emphasize the natural continuity of the neighbourhood, helping to disconnect from the rhythm of the city. The care given to landscaping and the creation of gentle or exclusively pedestrian traffic lanes contribute to the development of biodiversity and reflect the desire to build sustainably while contributing to the daily well-being of residents. The architecture, for its part, dialogues harmoniously with nature, sometimes featuring it on its roofs and floors, and offers pleasant visual breakthroughs on generous green spaces. The three residences, which have been signed by renowned architects, reveal superb contemporary apartments. Ranging from studios to 4 bedroom apartments, they offer rare living comfort, like the capital of Haute-Savoie. The new district enjoys an ideal location just a few minutes from the heart of Annecy and its historic centre. The train and bus station are a short walk away, as well as essential daily shops and services and the Courier shopping centre. Residents here can enjoy the privilege of a daily life in preserved nature while remaining connected to the heart of the city. Ultimately, the district will accommodate 500 m<sup>2</sup> of commercial space, a service residence and a third place dedicated to residents as a meeting place.

**Information:** New build property in France represents an excellent opportunity for property investors due to the generous 20% of the property price VAT rebate that is available to those opting to rent out their property and also the reduced notary fees applicable to new-build property. From mortgage advice to full rental management and making the most of all other incentives that are available to you (including reclaiming the 20% VAT), we have everything that you need in one place and look forward to helping you to Invest in French Property!

Ref: Cm39

### Common

Bedrooms: 3  
Bathrooms: 2

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/PFYR-T181103/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T181103/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 3662-cm39c



IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

---

