

MAGREY & SONS
LUXURY REAL ESTATE

SALES
RENTALS

MANAGEMENT
SERVICES



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EDITO



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LUXURY REAL ESTATE

Finalement, si l'on devait interpréter les effets d'une récession économique, et plus particulièrement en ce qui concerne le ralentissement de notre activité, voici ce que l'on pourrait en retenir :

Tout d'abord, cela permet une sérieuse remise en question de nos acquis (rien ne l'est d'avance) et d'un contexte très confortable depuis le début des années 2000.

Ainsi, cette situation nous autorise à prendre un peu de recul et à explorer des méthodes, des lieux, des cultures, des liens qu'on avait peut-être négligés ou oublié d'optimiser !

Cela permet également de s'employer à satisfaire au mieux les nombreux clients qui nous sont restés fidèles.

D'autre part, on saperçoit que seuls les plus sérieux et les plus expérimentés restent...

Et si ce changement se conjugue avec quelques bons indicateurs et signaux qui passent au « vert », alors... tout est permis !

« The pessimist complains about the wind; the optimist expects it to change; the realist adjusts the sails » - John Maxwell.
(Le pessimiste se plaint du vent, l'optimiste espère qu'il va changer, le réaliste ajuste ses voiles.)

C'est pour toutes ces raisons que Magrey and Sons avait à cœur cette année encore, de vous transmettre cet élan, cette envie à travers un nouveau numéro plus complet, plus étoffé et plus richement illustré, s'adressant encore et toujours aux rêves de chacun, même en ces périodes tourmentées.

Finally, if we were to interpret the effects of an economic recession, and in particular in relation to the slowdown of our business, here is what could be summarized of the situation:

First of all, this makes us review our position (as nothing should be taken for granted) and the very comfortable context since early 2000s.

Thus, this situation allows us to step back and explore methods, places, cultures, relations which we may have neglected or forgotten!

This also incites us to try our best to better meet the needs of our many loyal clients who remained faithful to us.

Moreover, one can notice that only the serious and the most experienced survive...

And in the event this change goes with some good indicators and the stage set for global recovery, then... all hopes are allowed!

« The pessimist complains about the wind; the optimist expects it to change; the realist adjusts the sails » - John Maxwell.

For all these reasons, Magrey and Sons was committed, this year again, to share with you this momentum, this impetus through its 2016 magazine, a more comprehensive edition, with more references and pictures, as a message to your dreams, even in these troubled times.

Franck Magrey

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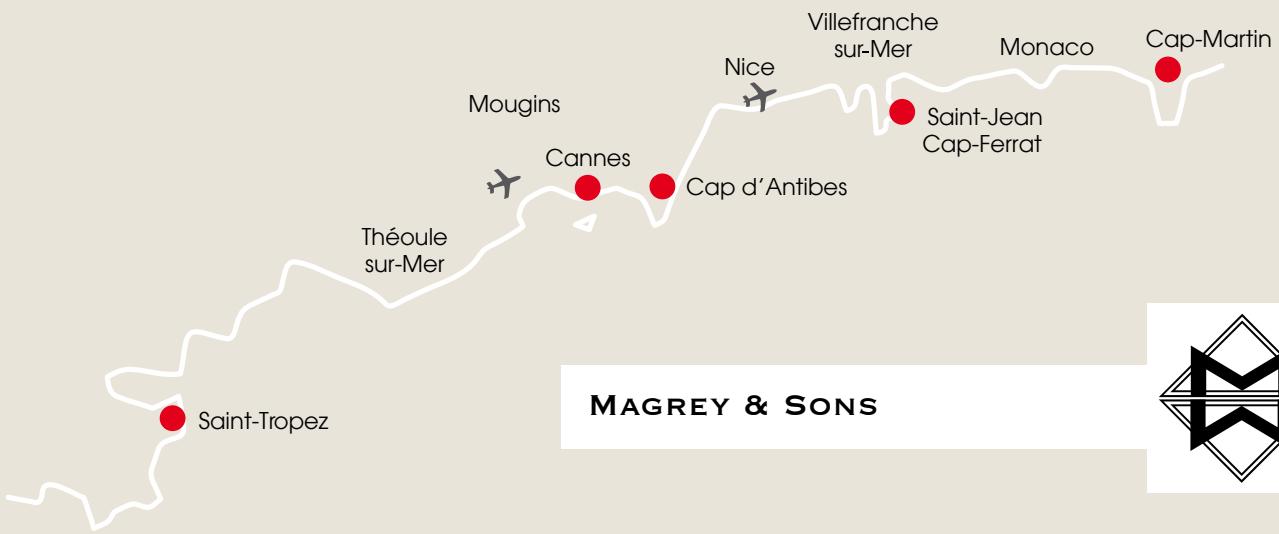
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LUXURY REAL ESTATE



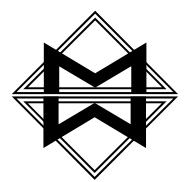
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Direction de la Publication : Magrey & Sons
Photos : © Wilfried Hamel-Raison
© Jerome Kelagopian - © Fotolia
Design & Impression : Dlight - www.dlight.fr



MAGREY & SONS



MARKET TREND

Magrey and Sons proposes a miscellaneous patchwork of information to help you figure out the recent changes and evolution likely to occur, regarding by whom, by what and how the luxury property market is influenced.

French property market trend:

Stability returns: French property market has experienced an uneven course over the last decade but 2015/2016 saw renewed optimism which led to a significant upturn in sales. The appeal for French property is still strong with a big share for the British among potential foreigner buyers. South of France and the Alps are leading the way, the former for peace and quietness with sea view of course! And in the mountains, year-round life and activity!

The recovery is relatively fresh and buyers care little for risk. They are re-rationalizing their priorities and portfolios. They want a liquid asset that will not sit on the market for years when they want to sell! Also, this is a big change for certain categories of French properties which must cover their costs and preferably bring in real returns.

Phenomenon that meets falling sales prices in recent years and strong rental demand.

With new-build projects, buyers like to see the structure half way up before they commit!

In conclusion, remember the basics:

Add to sought-after peace and sea views, easy access, close airport, historic town, good restaurants, then you have found the perfect French recipe that will attract the next generation of buyers!

The purchase process in France

NOTARY

Having found your dream home and agreed on terms and conditions of sale, the notary nominated by the State (each party chooses its own) will ensure that the interests of both parties will be protected and undertake all relevant searches.

OFFER LETTER

The buyer will be often asked by the real estate agent to confirm in writing his intention to purchase, with the price, dates and period of exclusivity the buyer will be granted before the purchase contract.

PRELIMINARY PURCHASE CONTRACT

It will confirm every terms and conditions agreed and provide a completion date. Conditions precedent, if not satisfied, will allow the buyer to withdraw within a 10-day cooling off period with no penalties and full refund. Indeed, the contract is typically accompanied by 10% deposit held on escrow with the notary.

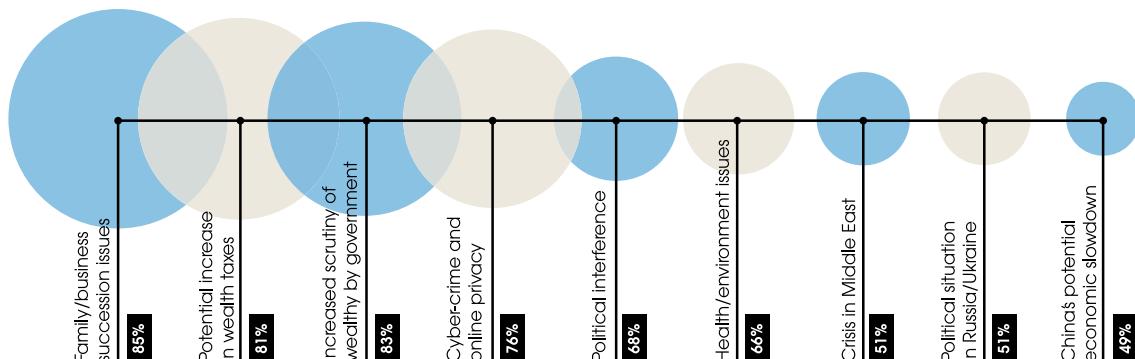
COMPLETION

It is held at notary's office with payment of the balance. The buyer will be charged with the notary fees, registration and transfer taxes for an amount around 7% of purchase price.

ADVICE

A property may be acquired and held in private name, however because of French taxation rules, wealth tax and succession, it is strongly recommended to seek independent legal tax advisor and/or counsel, in order to structure the deal properly!

The rich and famous are increasingly preoccupied by family and business succession issues followed by a possible raise of wealth taxes. These are the greatest concerns for UHNWIs (Ultra High Net Worth Individuals - net worth over \$30M) before the economic slowdown in China and political economic uncertainty in many parts of the world.

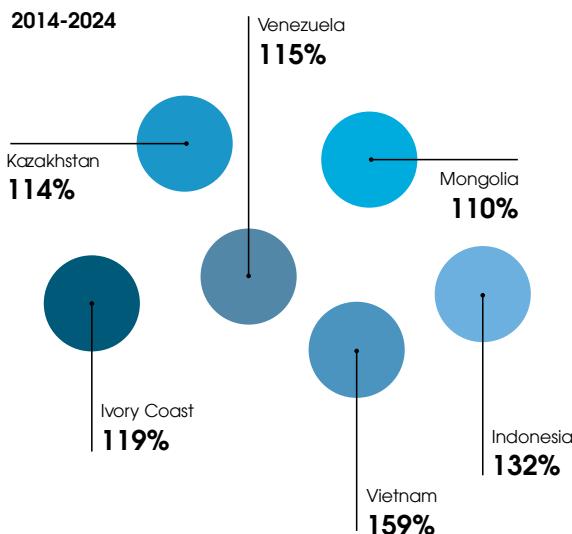


Data refers to numbers of survey respondents who said each issue was of concern to their clients.

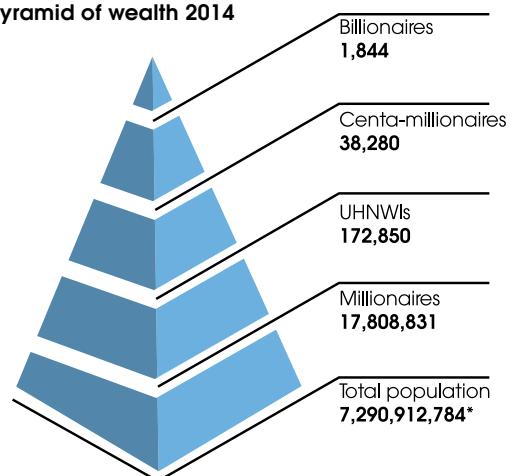
Source: the Wealth Report 2015 Attitudes Survey

The global population of UHNWIs has significantly grown last year and emerging economies are expected to grow by 4.3% compared with 2.4% as for developed economies, next year! Countries from the MINT (Mexico, Indonesia, Nigeria and Turkey) are strengthening their economy and growth, compared to the slowing down of countries of the BRIC (Brazil, Russia, India, China).

Countries with highest forecast growth in UHNWI populations, 2014-2024



Global pyramid of wealth 2014



*As of 15:48 GMT 27 January 2015
Source: Wealthinsight, worlddomestics.info

The capital of the UK is now the world's most important city, but that distinction could belong to New York City by 2025.

Most important cities to UHNWIs in 2025



Source: Knight Frank Research

*Based on apartments only
Source: See main PIRI table on. Wealth report

Monaco's population of UHNWIs is set to double by 2024.

The square metres of luxury property US\$1m will buy



The development of private jet traffic and the most popular routes are closely linked to the property investment destinations and wealth migration. Who is flying private jets?

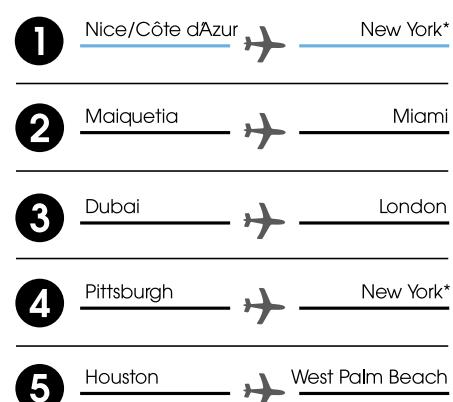
80% passengers are males between 40-55 and are mostly private entrepreneurs (finance and energy sectors).

Private jet traffic: top 5 routes (2013)



* Teterboro, New Jersey - *** Van Nuys - Sources: NetJets/Eurocontrol/SAS

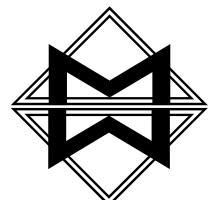
Private jet traffic: top 5 fastest-growing routes (2013)



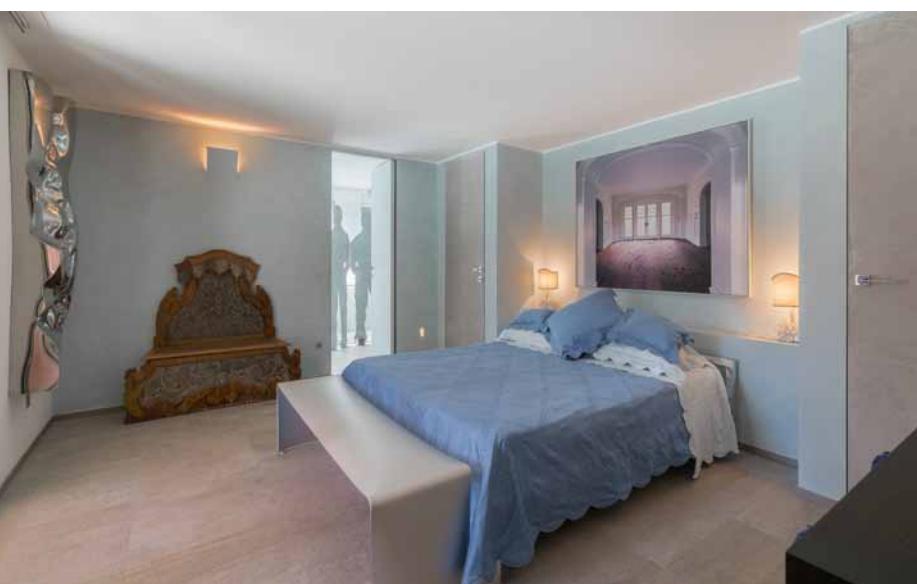




From CAP FERRAT
to CAP D'ANTIBES



IMMOBILIER DE LUXE
LUXURY REAL ESTATE



SAINT-JEAN-CAP-FERRAT

Peace & quiet



SALE AND RENTAL • Ref: 9320

9

- Living area: 250 m²
- Plot of land: 2 000 m²
- Bedrooms: 4
- + Granted building permit to create an additional floor of 80 m² and a terrace with nice sea view



10

CAP D'AIL

Elegant waterfront



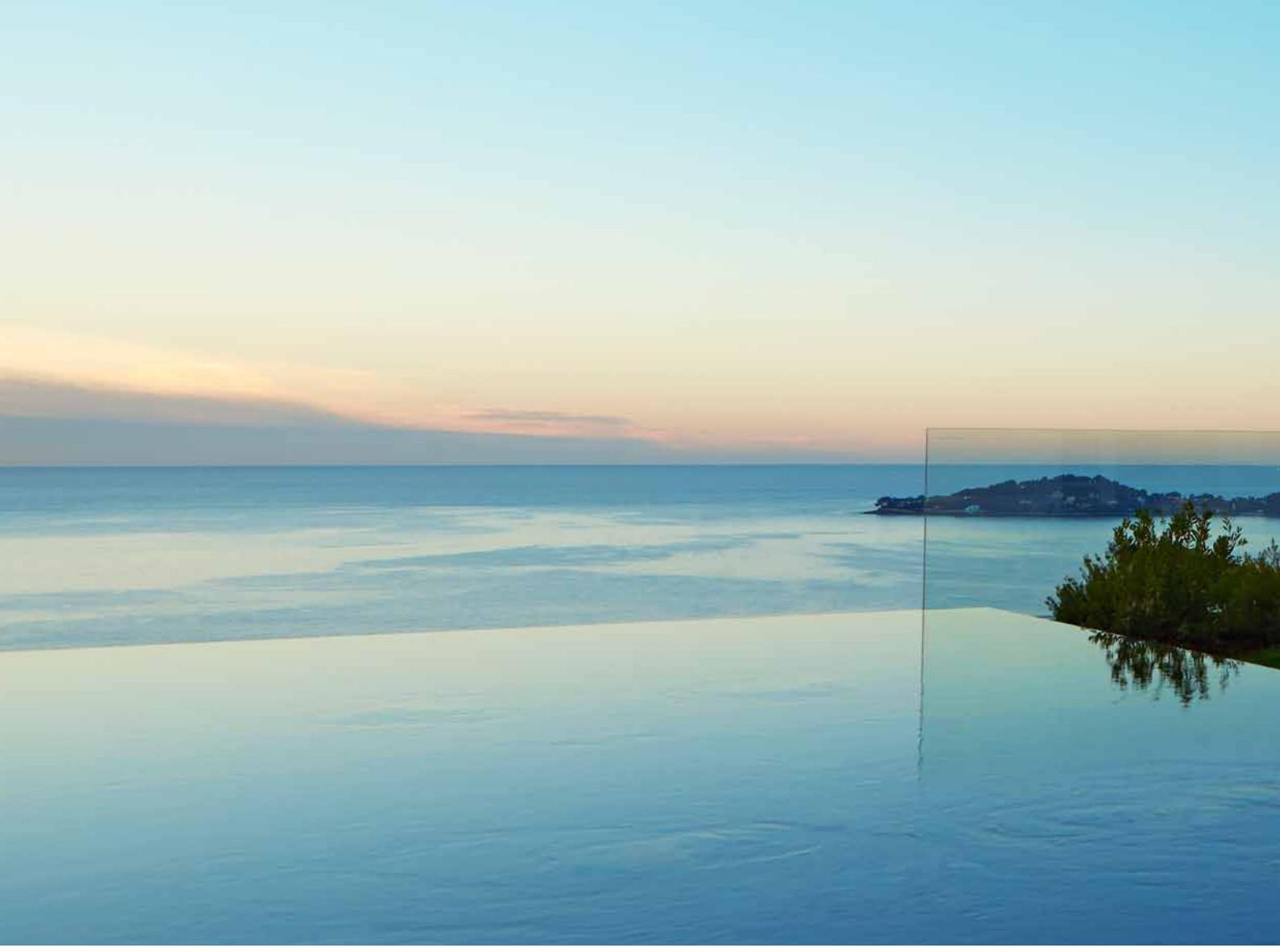
SALE • Ref: 9017

• Living area : 688 m²

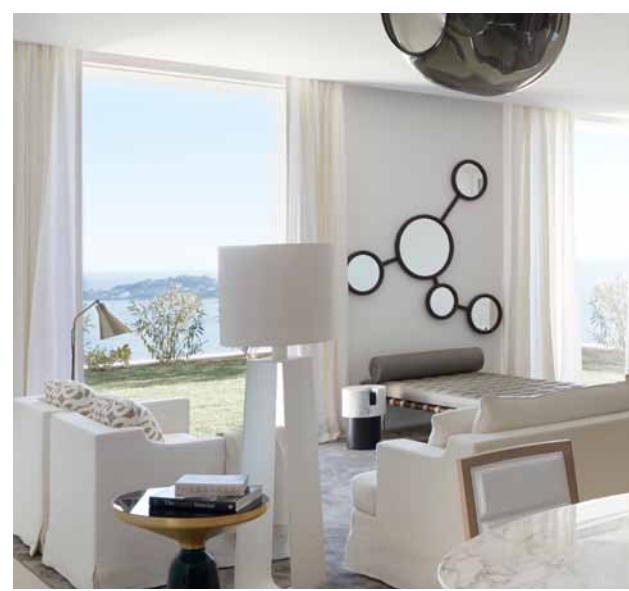
Plot of land: 4 654 m²

Bedrooms: 7

+ Direct access to a private beach with a pontoon / Swimming pool / Jet stream / Outdoor bar

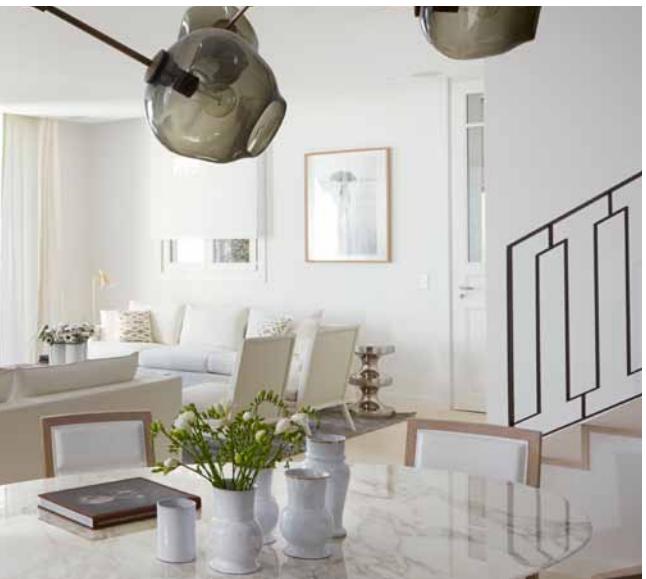
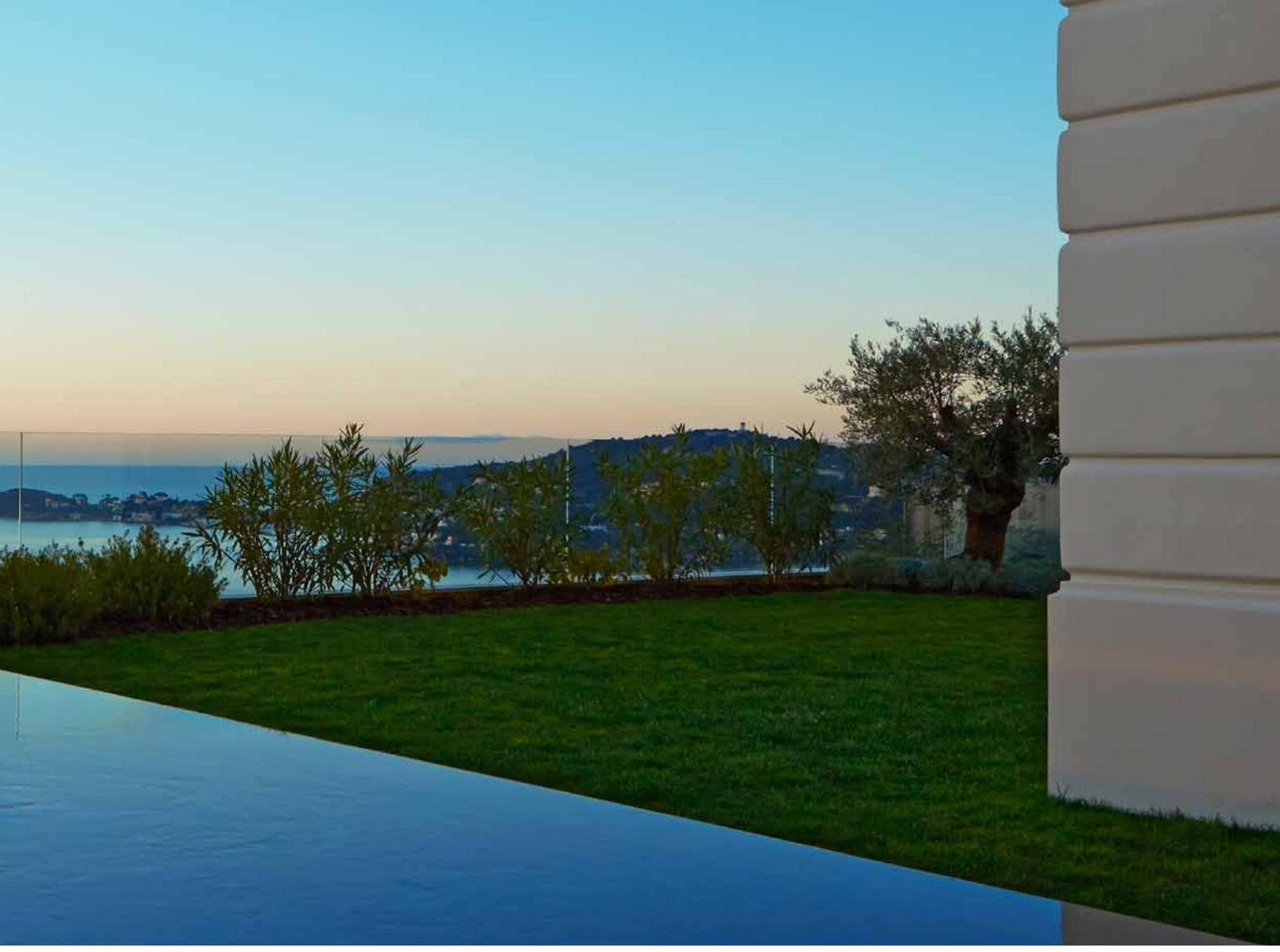


12



BEAULIEU-SUR-MER

Breathtaking sea view



SALE AND RENTAL • Ref: 9149

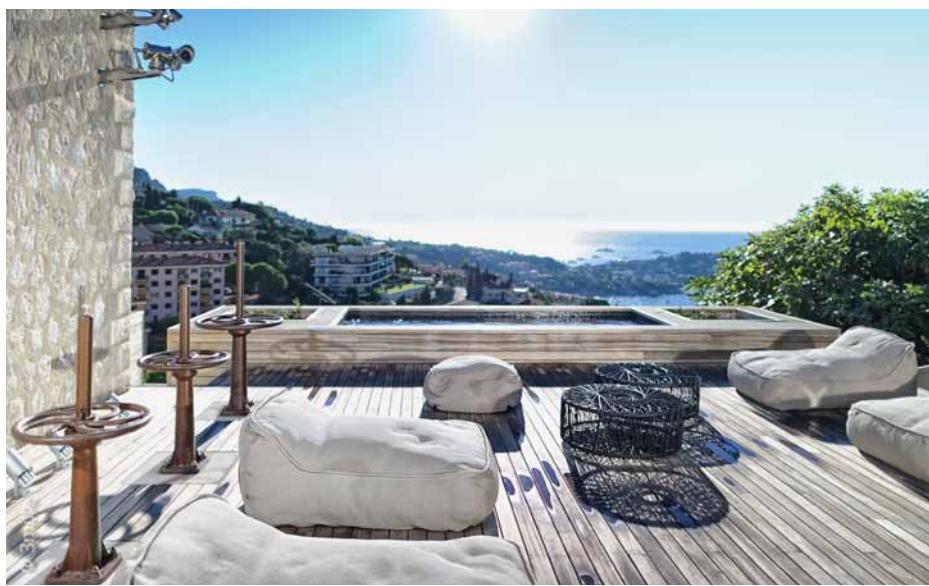
- Living area: 350 m²
- Plot of land: 600 m²
- Bedrooms: 4
- + Heated pool / Elevator / Home automation / Fitness / Hammam / Wine cellar / Cinema



14

VILLEFRANCHE-SUR-MER

Extraordinary designed villa in a loft style



SALE • Ref: 9324

- Living area: 500 m²
- Plot of land: 1 500 m²
- Bedrooms: 4
- + 65 m² independant studio / 14m ceiling height / Benefits of rare quality / Goldsmith finishes / Custom-made furniture / Pool & Spa with panoramic view



16

CAP D'ANTIBES

Walking distance from beaches



SALE • Ref: 7137

- Living area: 260 m²
- Plot of land: 1 300 m²
- Bedrooms: 4
- + Sea view / Entirely renovated with very luxurious amenities



CAP D'ANTIBES

Splendid property in a gated estate



19

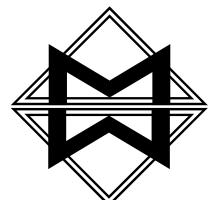
SALE • Ref: 7173

- Living area: 425 m²
- Plot of land: 2 500 m²
- Bedrooms: 6
- + Gated estate / Guest house / Pool-house





From CANNES
to MOUGINS



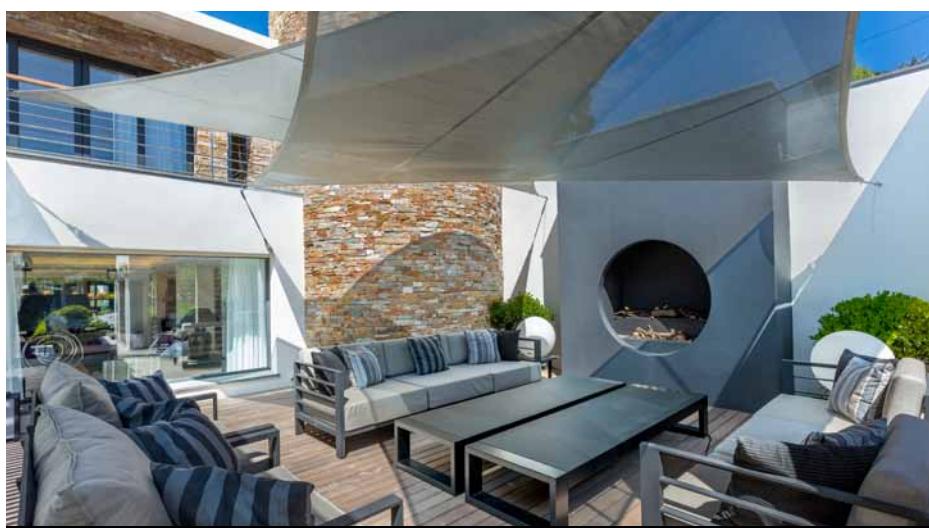
IMMOBILIER DE LUXE
LUXURY REAL ESTATE



22

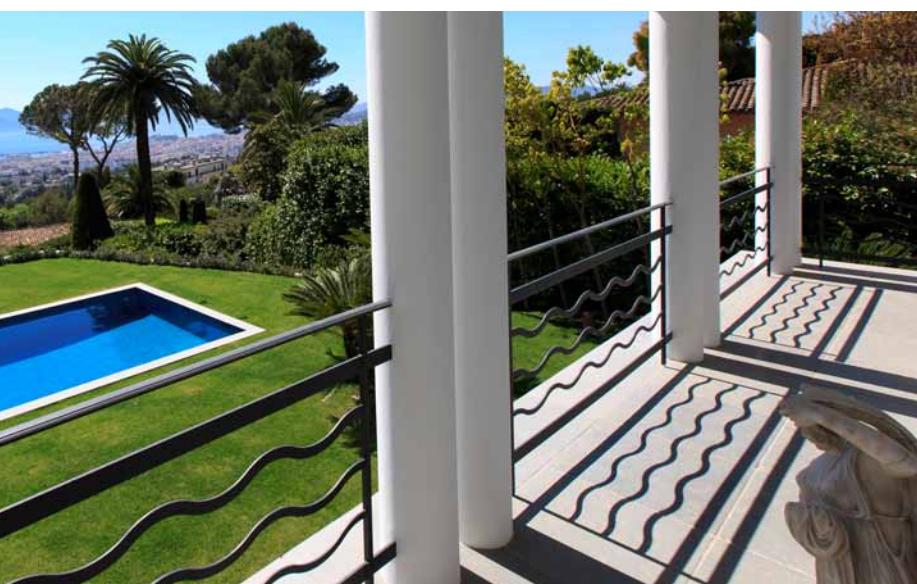
CANNES

Ideally located 8 minutes away from « La Croisette »



SALE AND RENTAL • Ref: 1010

- Living area: 350 m²
- Plot of land: 3 000 m²
- Bedrooms: 6
- + Summer lounge / Flat land / 22m pool / 2-bedroom caretaker's apartment



CANNES

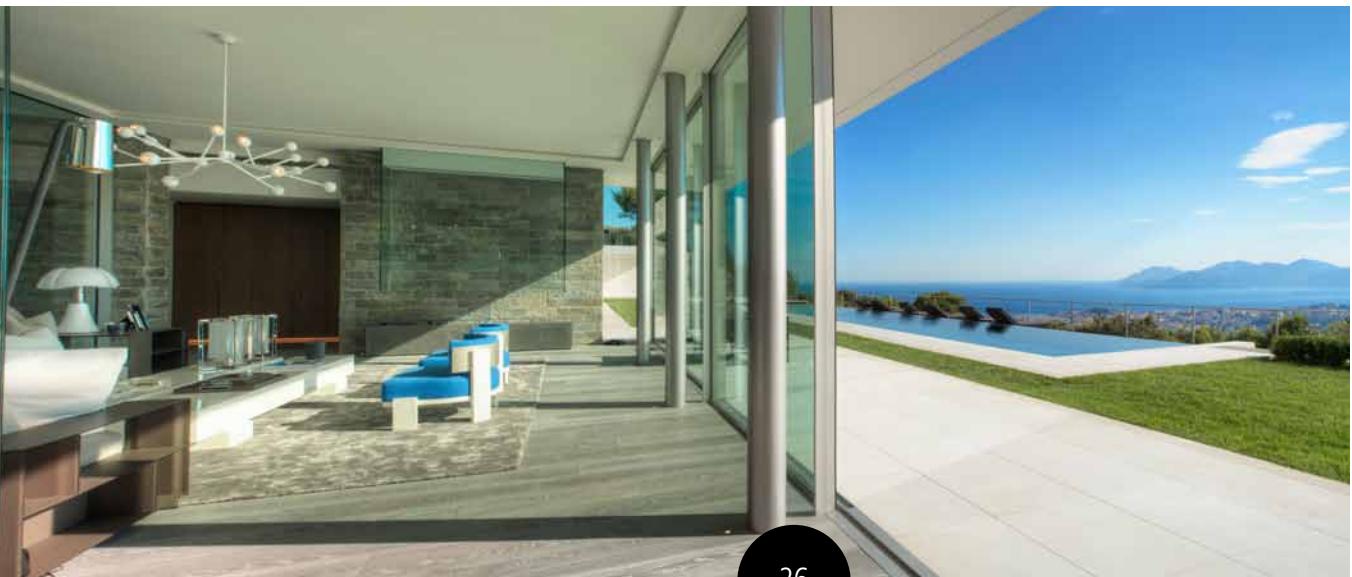
Elegant fully renovated « Art Deco » villa



25

SALE • Ref: 1416

- Living area: 320 m²
- Plot of land: 2 350 m²
- Bedrooms: 5
- + Closed estate / Prime location



CANNES CALIFORNIE

Astonishing contemporary



SALE AND RENTAL • Ref: 1381

- Living area: 470 m²
- Plot of land: 6 700 m²
- Bedrooms: 5
- + Brand new construction / 25m pool / Furnished



28

MOUGINS

Charming villa with sweeping mountain view



SALE • Ref: 3327

- Living area: 400 m²
- Plot of land: 1 300 m²
- Bedrooms: 5
- + Closed estate with gatekeeper / Tennis



30

MOUGINS

A true estate composed of 2 brand new villas



SALE • Ref: 3318

• Living area: 695 m²
(villa 1: 423 m² & villa 2: 272 m²)

Plot of land: 30 000 m²

Bedrooms: 7

+ Direct access to 18-hole golf and hotel & spa / Possibility to apply for an extension of both villas



32

VALBONNE

Stunning authentic old « Mas »



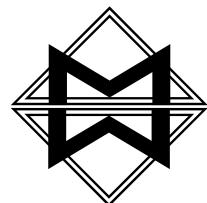
SALE AND RENTAL • Ref: 5065

- Living area: 440 m²
- Plot of land: 11 000 m²
- Bedrooms: 7
- + Pastoral landscape / Gorgeous pool-house





From THÉOULE-SUR-MER
to SAINT-TROPEZ



IMMOBILIER DE LUXE
LUXURY REAL ESTATE



36

ANTHEOR

Amazing waterfront property



SALE • Sole Agent • Ref: 8337

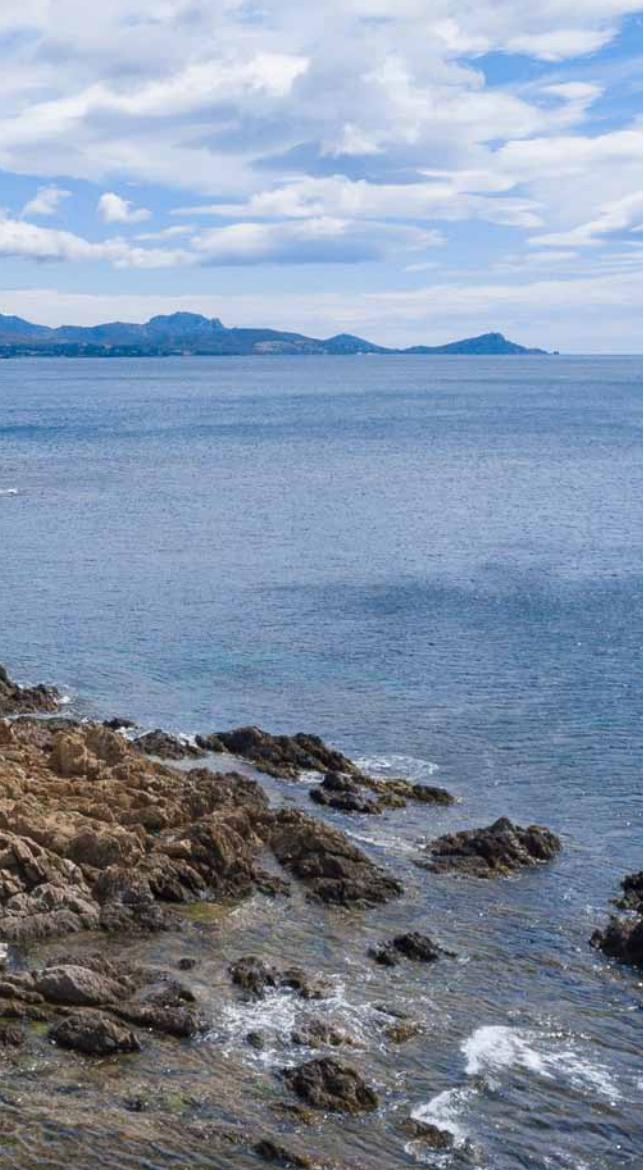
- Living area: 750 m²
- Plot of land: 4 619 m²
- Bedrooms: 5 + numerous accommodations for the staff and the guests
- + Indoor pool / « Private port » area / Adapted sea access



38

SAINT-AYGULF

Water's edge contemporary villa



SALE AND RENTAL • Ref: 8311

- Living area: 500 m²
- Plot of land: 3 365 m²
- Bedrooms: 6 + a self-contained apartment
- + Direct access to the sea / Heated pool / Private gated estate



40

TOURRETTES DOMAIN DE TERRE BLANCHE

Exceptional contemporary property nestled on a Golf course



SALE • Ref: 8344

- Living area: 514 m²
- Plot of land: 8 637 m²
- Bedrooms: 6 + a separate area for the staff
- + Resort Hotel Spa & Golf 5* / Gated and secured estate of over 300 hectares



42

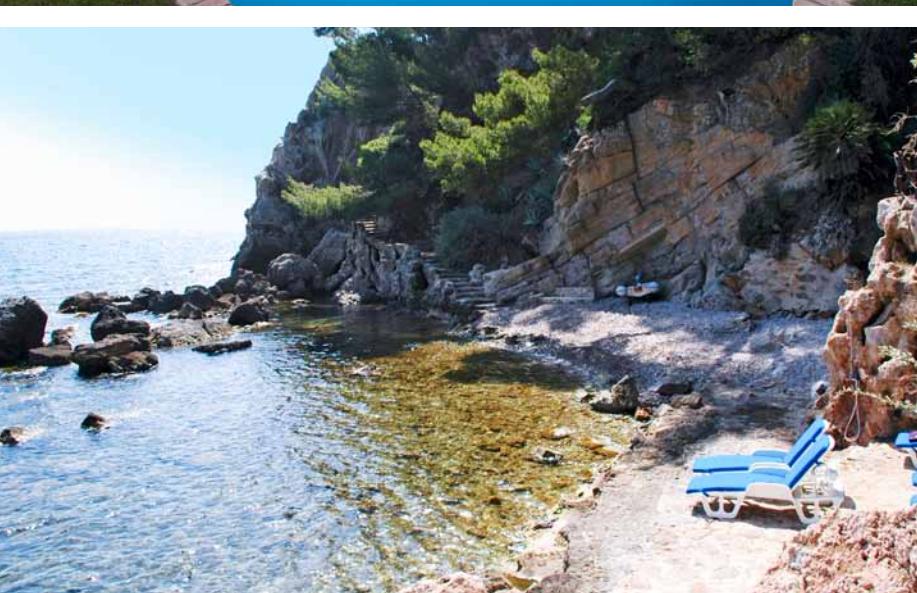
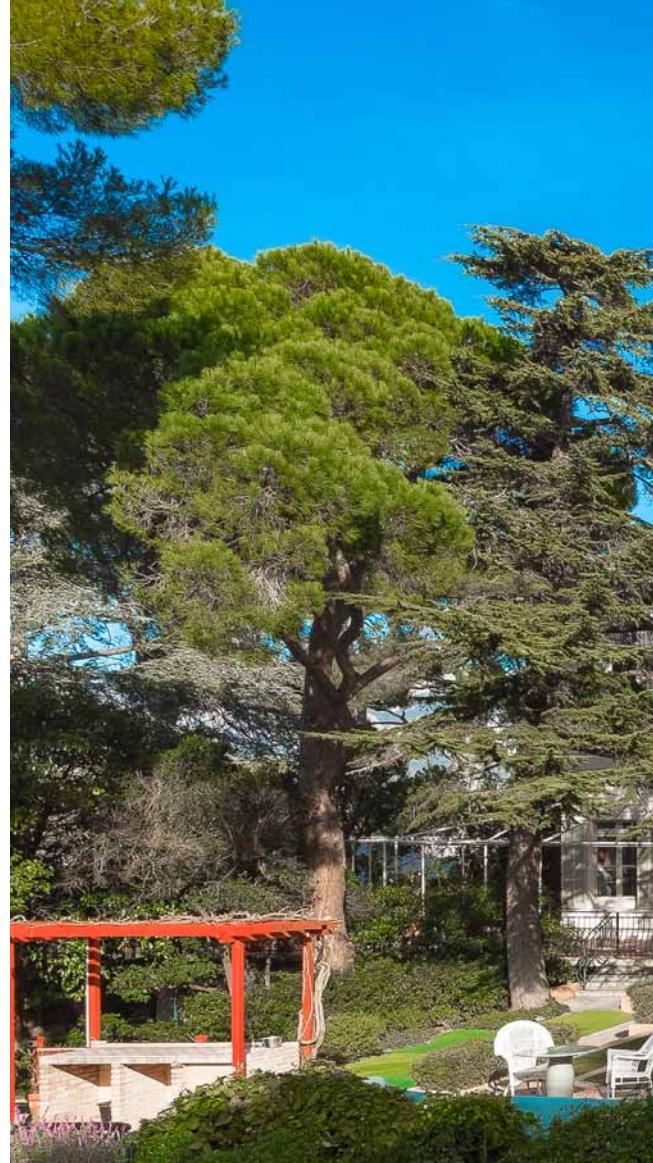
SAINT-TROPEZ

Brand new luxury property



SALE • Ref: 8336

- Living area: 420 m²
- Plot of land: 4 263 m²
- Bedrooms: 5
- + Infinity swimming pool / Home automation



VAR WEST OF SAINT-TROPEZ

« Belle Epoque » waterfront property



SALE AND RENTAL • Ref: 8323

45

• Living area: 2 500 m²

Plot of land: 28 946 m²

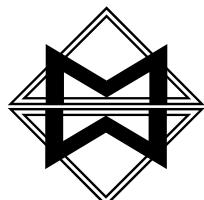
Bedrooms: 10 + numerous accommodations for the staff

+ Confidential creek / Pool and basins / Property designed by a famous architect / Tremendous volumes





EXCEPTIONAL PROPERTIES



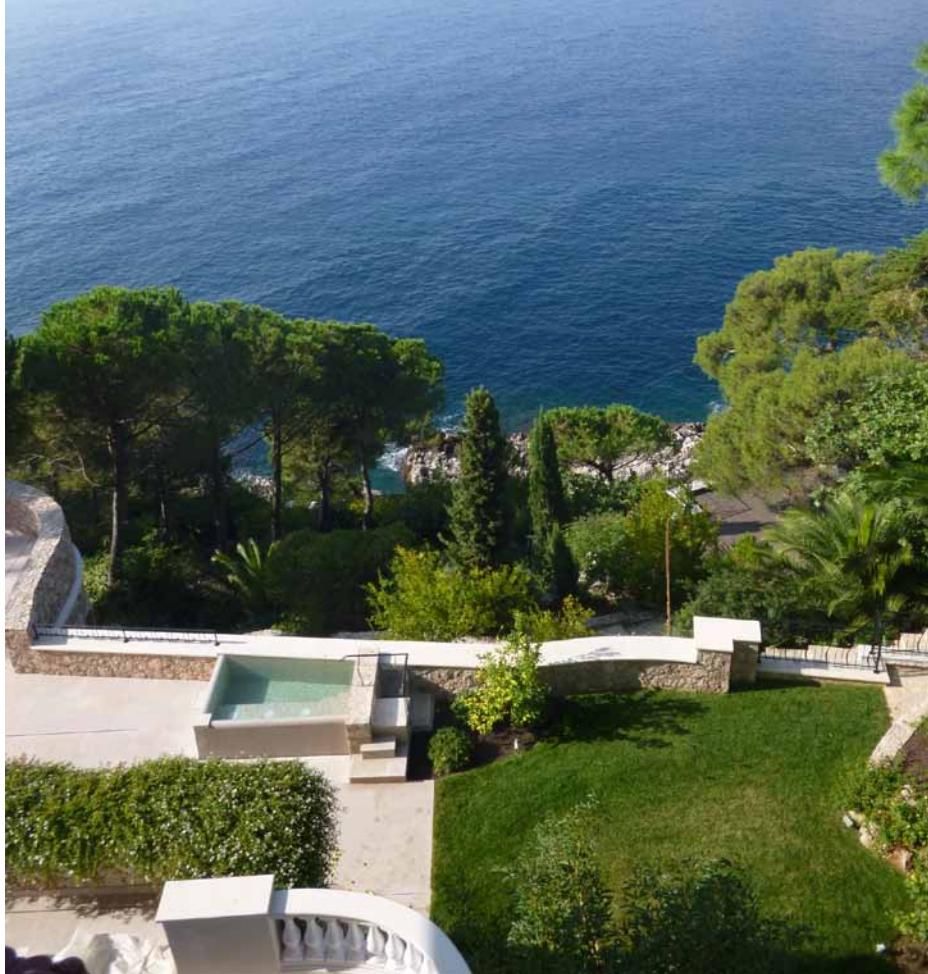
IMMOBILIER DE LUXE
LUXURY REAL ESTATE



48

CAP MARTIN

« Belle Epoque » waterfront property



SALE • Ref: 9307

- Living area: 750 m²
- Plot of land: 3 500 m²
- Bedrooms: 5 to 8
- + Staff house / Great exposure and brightness



50

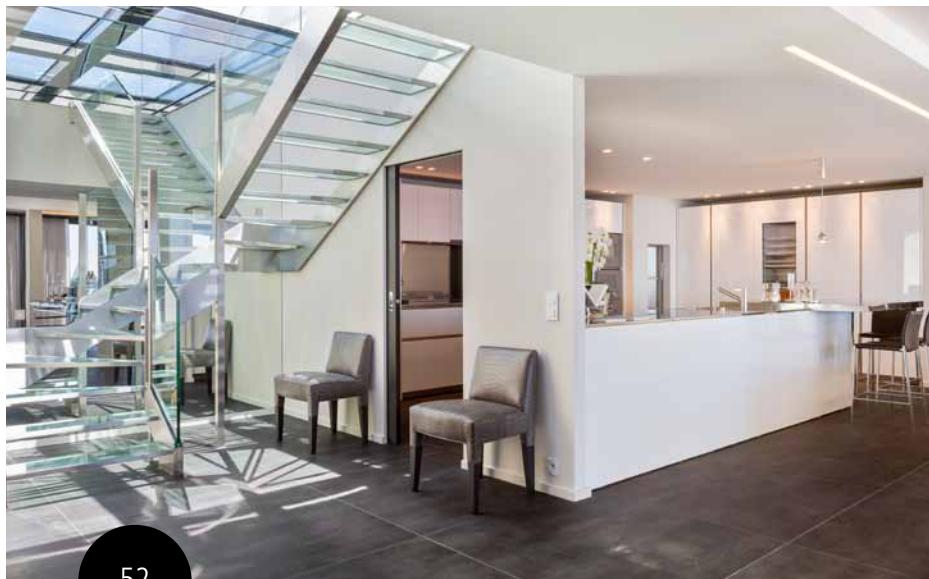
CANNES

Amazing « Belle Epoque »



SALE • Ref: 1890

- Living area: 1 300 m²
- Plot of land: 5 500 m²
- Bedrooms: 5 possibility up to 7
- + Indoor heated pool / 2 independent staff apartments



52

CANNES

Unique penthouse



SALE • Ref: 12249

- Living area: 396 m²
- Terrace: 326 m²
- Bedrooms: 5
- + Rooftop / Private swimming pool / Fitness & spa area / Security 24/7 / 4 parking areas



54

CANNES CALIFORNIE

Purchase a piece of the French Riviera history



SALE • Ref: 1993 Château Soligny

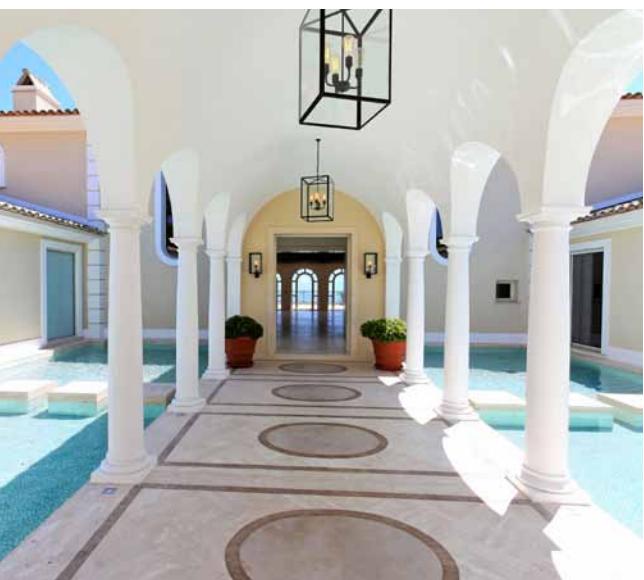
- Living area: 1 300 m²
- Plot of land: 8 000 m²
- Bedrooms: 9
- + Tea & bal house / Staff house



56

SUPER CANNES

Turnkey « Florentine » mansion



SALE • Ref: 1903

- Living area: 860 m²
- Plot of land: 10 000 m²
- Bedrooms: 9
- + Superb pool-house / Staff house



MOUGINS

Become the owner of a piece of Provence at only 15 min. from « La Croisette »



SALE • Ref: 3341

- Living area: 550 m²
- Plot of land: 5 140 m²
- Bedrooms: 7
- + Sea and village view / Independent guest house



LES PARCS DE SAINT-TROPEZ

Exceptional estates in one of the most prestigious location



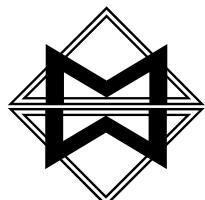
SALE AND RENTAL • Ref: 8331 & 8350

- Living area: between 2 and 4 villas (approx. 500 m² per villa)
- Plot of land: between 2 hectares and 2.5 hectares
- Bedrooms: between 9 and 17
- + New villas / Guarded park / Very high quality services / Waterfront





APARTMENTS



IMMOBILIER DE LUXE
LUXURY REAL ESTATE



64

CANNES CROISETTE

Refined apartment in the best building on « La Croisette »



SALE • Ref: 0152

• Living area: 225 m²

Terrace: 31,19 m²

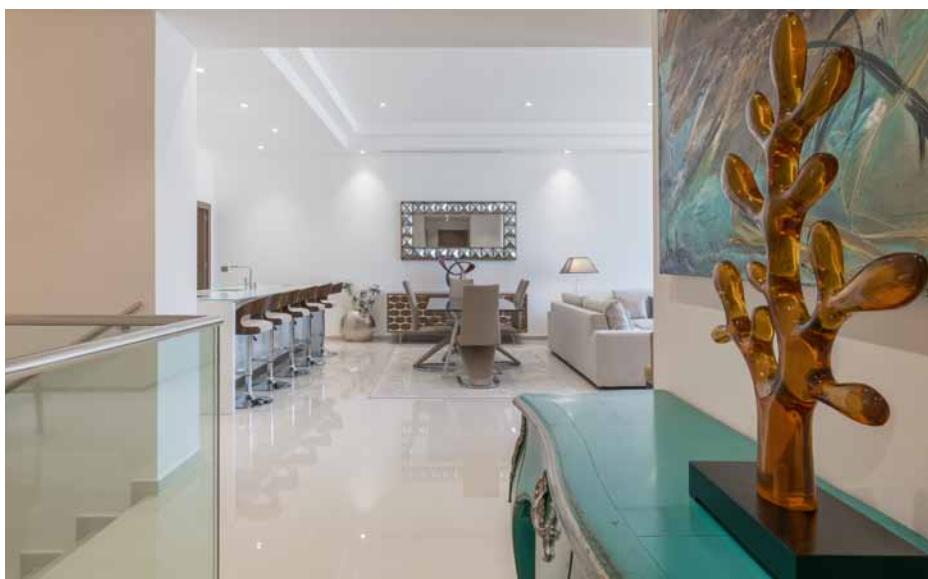
Bedrooms: 3

+ High floor / Luxury amenities / High standing secured residence / 24/7 reception / Sea view



CANNES CROISETTE

In the heart of « La Croisette »



SALE • Ref: 11229

• Living area: 200 m²

Terrace: 162 m²

Bedrooms: 4

+ High ceilings / Wine cellar / Fitness & hammam / Sea view



68

CANNES

True waterfront apartment



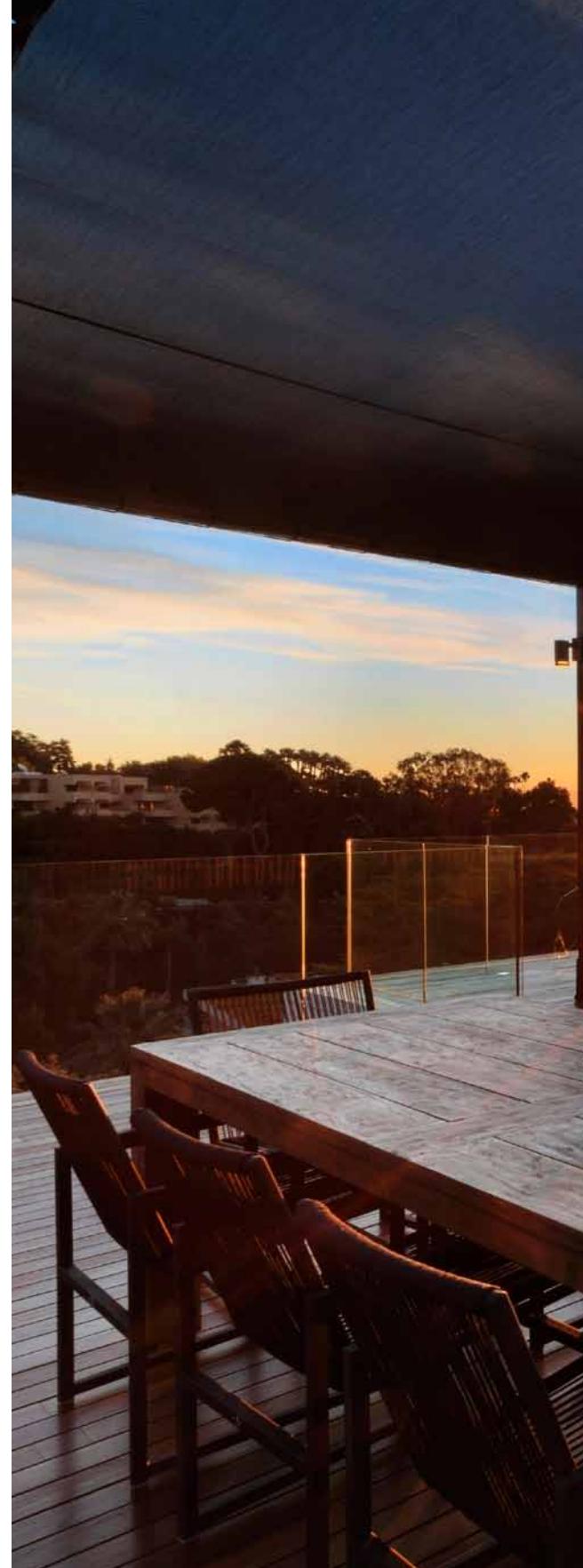
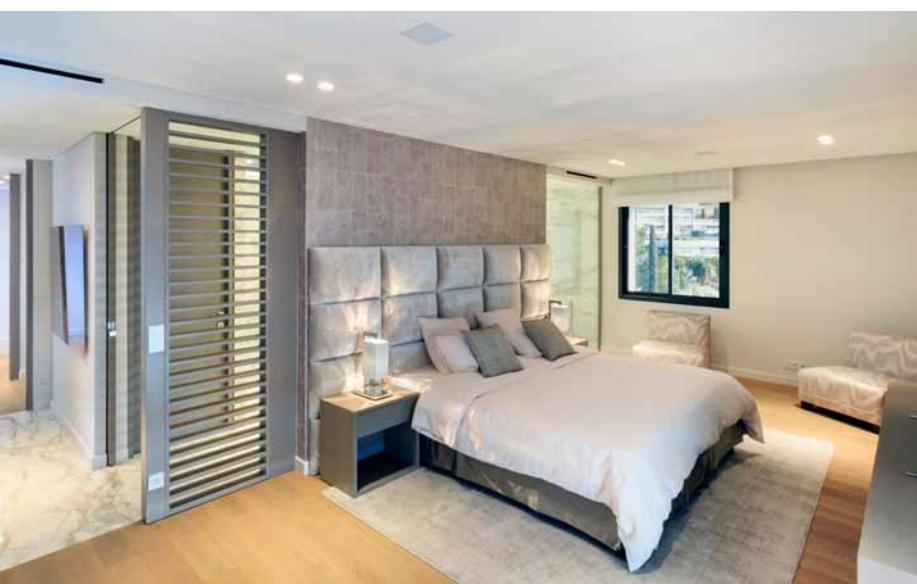
SALE • Ref: 12479

• Living area: 99,31 m²

Terrace: 22 m²

Bedrooms: 2

+ Enchanting sea view / Very high end amenities / Secured garage / Cellar / Secured residence with garden / Direct access to the sea



CANNES CALIFORNIE

Amazing rooftop apartment



71

SALE AND RENTAL • Ref: 12471

- Living area: 185 m²
- Terrace: 220 m²
- Bedrooms: 3 + Separate convertible studio
- + Private rooftop terrace with jacuzzi / Concierge / Garage / Reserved parking spaces for the residence / Separate convertible studio of 32 m²



SALE • Ref: 12493

CANNES CALIFORNIE

Splendid sea view in the most sought-after area

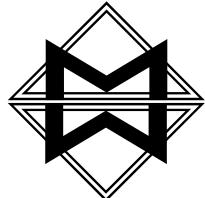
• Living area: 150 m²

Bedrooms: 2

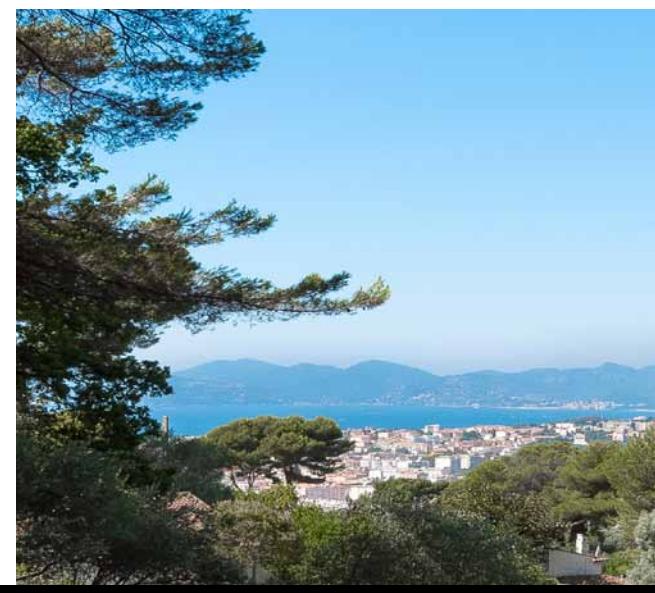
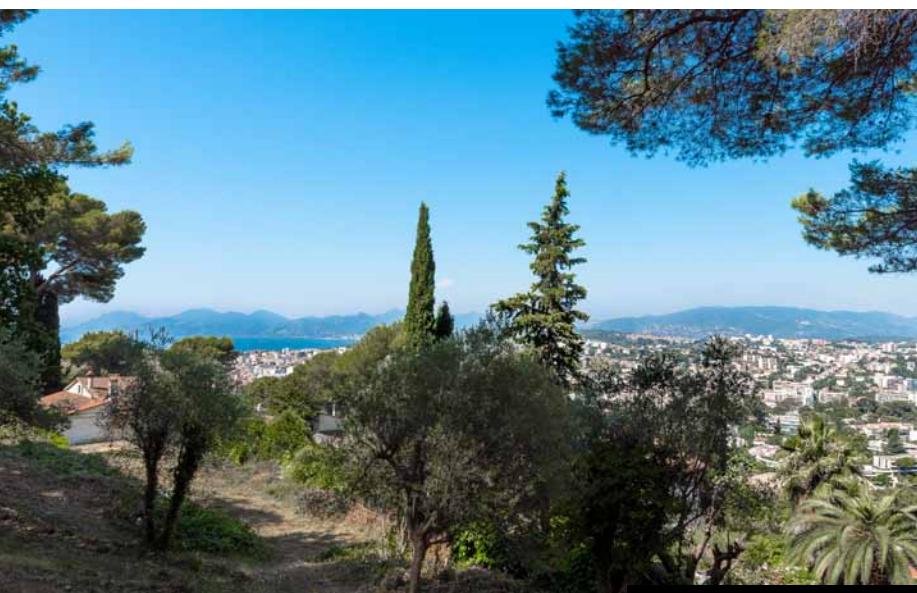
+ High floor / Prestigious residence with a sublime National Heritage Park / Swimming pool with children area / Tennis / Caretaker / Games area for children



PLOTS OF LAND



IMMOBILIER DE LUXE
LUXURY REAL ESTATE



SALE • Ref: 1000-3T

CANNES

Make your dream become true!

- Type: Building land for a 550 m² villa
- Plot of land: 3 069 m²
- Bedrooms: 5
- + Sea view / Californie area / Absolutely quiet



SALE • Ref: 2000-1T

SUPER CANNES

Zen Attitude!

- Type: Contemporary style, Agreed building license
- Living area: 625 m²
- Plot of land: 3 640 m²
- Bedrooms: 8
- + Home cinema / Wine cellar / Wellness area / 130 m² garage / Sea view



SALE • Ref: 3000-9T

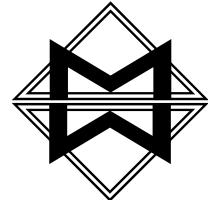
MOUGINS

Peace & Harmony

- Type: Building land for a 600 m² villa
- Plot of land: 10 000 m²
- + Granted building permit



MOUNTAIN



IMMOBILIER DE LUXE
LUXURY REAL ESTATE



78

AURON & ISOLA 2000

South French Alps!



SALE • Ref: Chalet N°2

- Living area: 300 m²
- Bedrooms: 5/6
- + Amazing 180° view / 8 min. walk to the main square of the village / Spa (hammam, sauna, jacuzzi)



AURON & ISOLA

20 minutes away from Monaco by helicopter!



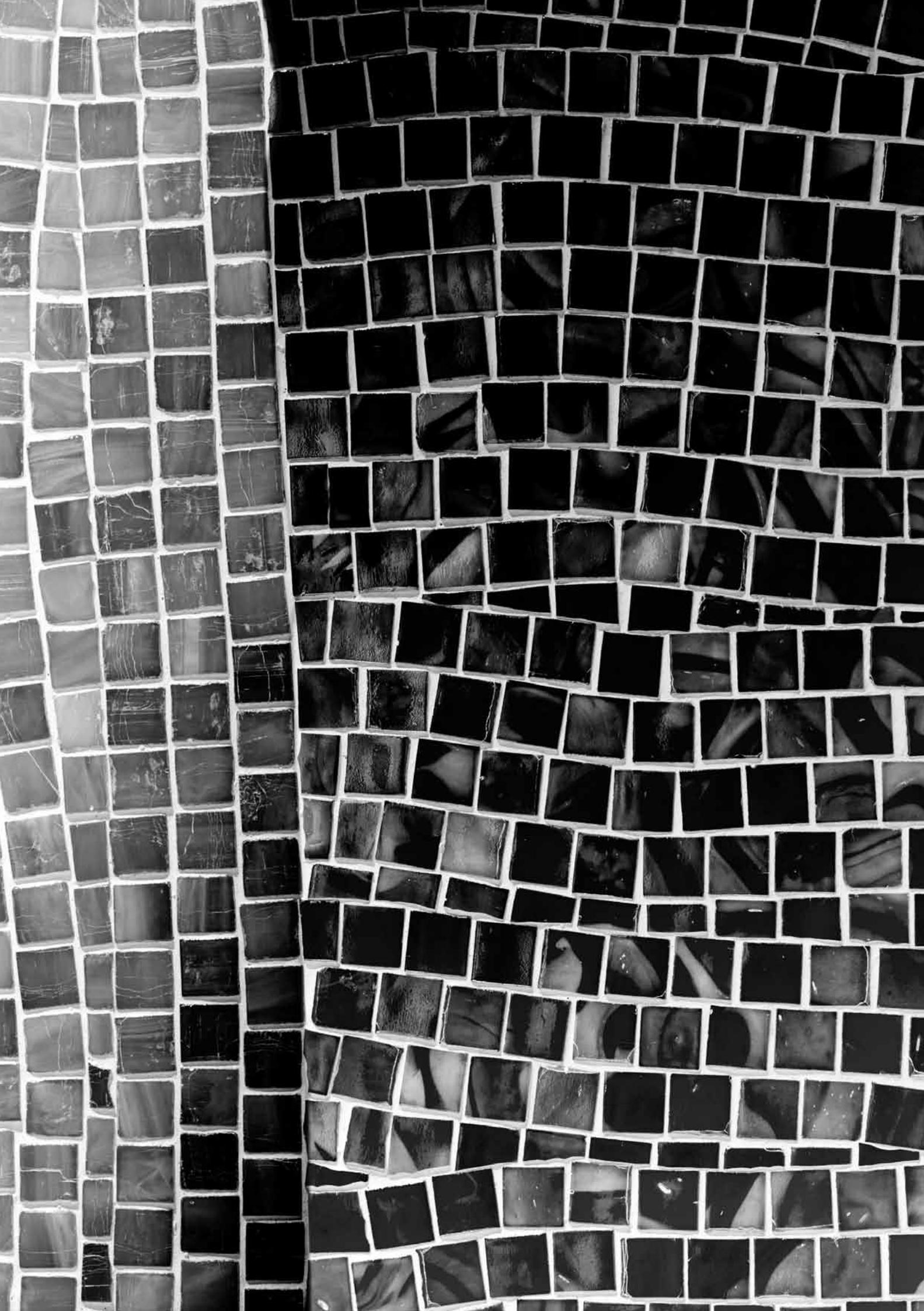
81

SALE • Ref: Chalet N°3

• Living area: 210 m²

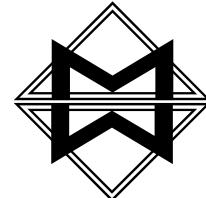
Bedrooms: 4 (10 people accommodation)

+ Spa / Amazing 180° view / 8 min. walk to the main square of the village





RENTALS



IMMOBILIER DE LUXE
LUXURY REAL ESTATE



84

SAINT-JEAN-CAP-FERRAT

An all inclusive must



RENTAL • Ref: 9996L

• Living area: 4 780 m²

Plot of land: 600 m²

Bedrooms: 7

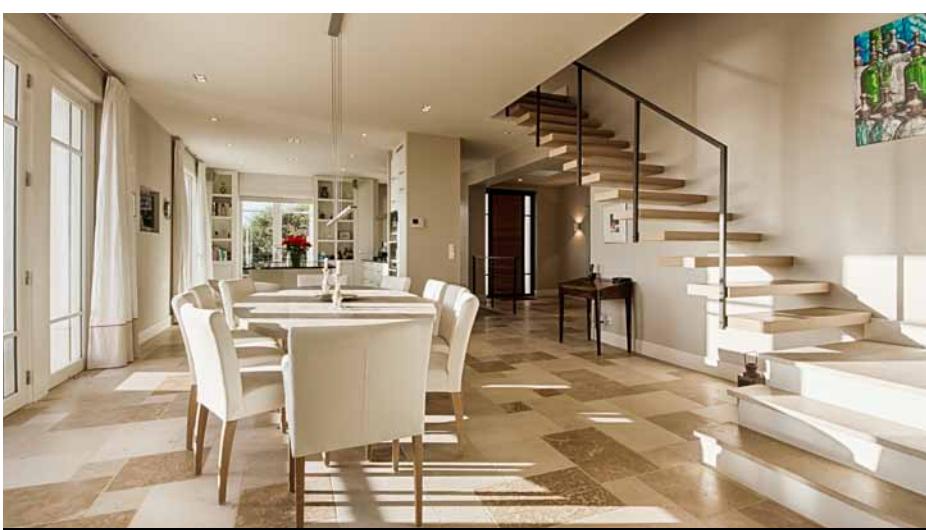
+ Spa with hammam / Sauna / Massage room / Outdoor & indoor swimming pool



86

CAP D'ANTIBES

Stunning newly refurbished Provencal property



RENTAL • Ref: 7000-31L

- Living area: 400 m²
- Plot of land: 800 m²
- Bedrooms: 6
- + Large terraces on three levels / Infinity swimming pool



CANNES CROISETTE

The most wonderful split-level apartment on « La Croisette »



SALE AND RENTAL • Ref: 100-09L

- Living area: 327 m²
- Terraces: approx. 400 m²
- Bedrooms: 4/5
- + Modern and luxury furniture / High quality materials / Fully furnished / Jacuzzi / 4 parking areas



90

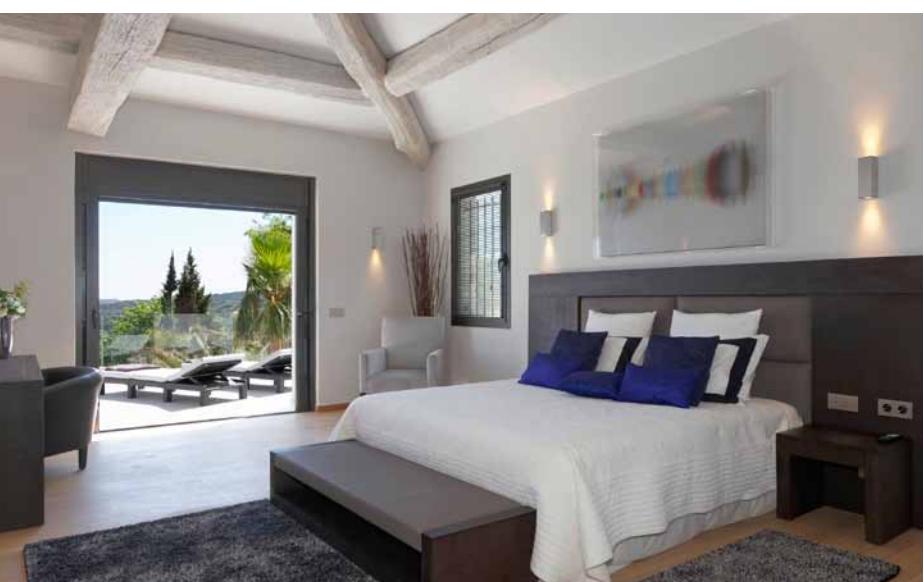
MOUGINS

Luxury & Discretion



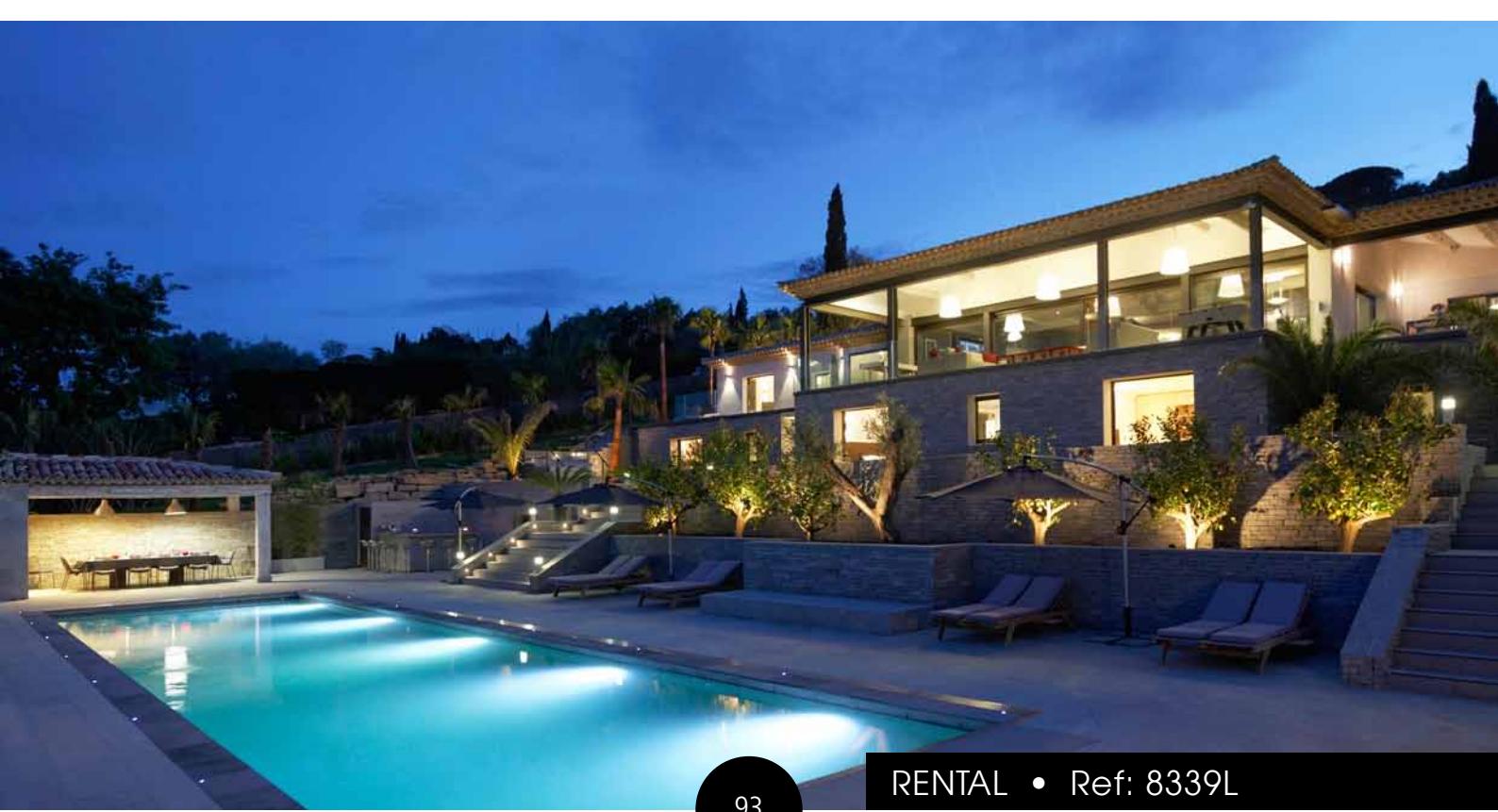
RENTAL • Ref: 3314L

- Living area: 478 m²
- Plot of land: 9 650 m²
- Bedrooms: 7
- + Calm, charm and authenticity



SAINT-TROPEZ

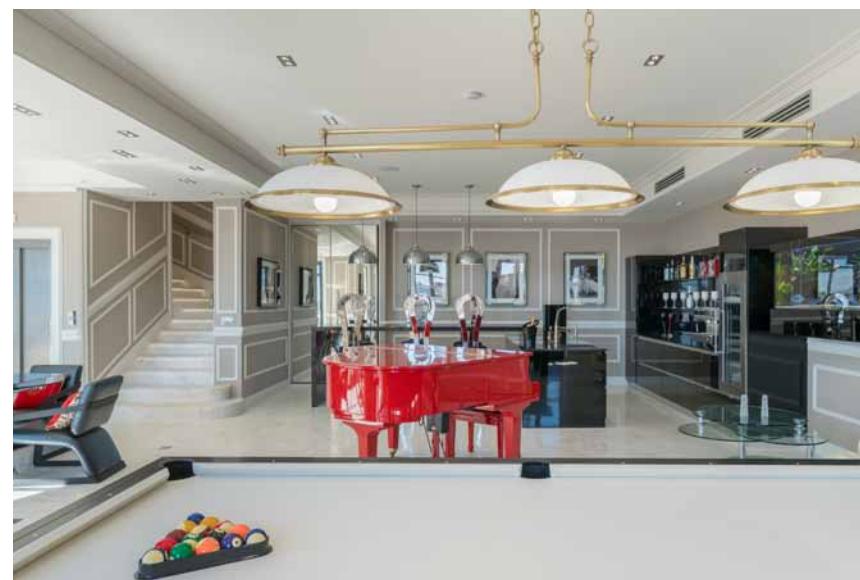
Sought-after location with amazing sea view



RENTAL • Ref: 8339L

93

- Living area: 800 m²
- Plot of land: 3 665 m²
- Bedrooms: 8 + caretaker's studio apartment
- + Fitness room / Hammam / Cinema / High-end amenities



CANNES

On the harbour... Outstanding house!



SALE AND RENTAL • Ref: 1437L

95

- Living area: 1 000 m²
- Plot of land: 700 m²
- Bedrooms: 7
- + Turnkey house with unsuspected amenities



RENTAL • Ref: 2922L

CANNES CALIFORNIE

Experience « Belle Epoque » style

- Living area: 600 m²
- Plot of land: 2 500 m²
- Bedrooms: 7
- + Caretakers on site / Pool-house / Hammam

NOUVELLE 570S
DISPONIBLE DES MAINTENANT



A PARTIR DE 183 000€

McLaren
MONACO

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DAWN

THE BEGINNING OF A NEW DAWN



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