

ALPE D'HUEZ – GRAND DOMAINE

# LE CHRISTINA



# Alpe d'Huez

Known for its 300 days of sun, earning it the nickname of the 'Ile au Soleil', this sporty and family-friendly resort has welcomed skiers since 1904. Crowned the Best Ski Resort 2020 by European Best Destinations, Alpe d'Huez is constantly evolving and improving its offerings with new facilities, attractions and restaurants such as L'Espérance which earned a mention in the 2019 Michelin guide. In 2019, the resort held the first mountain edition of the world-famous Tomorrowland music festival and will be hosting the event again in 2020.

Now is a very exciting time to invest in Alpe d'Huez as the resort is about to become part of the third-largest ski domain in the French Alps, thanks to an impressive new ski lift which will connect the resort to Les Deux Alpes in a mere 18 minutes by 2022.

## Altitude

1,135m up to 3,330m

## Orientation

South

## Awards

Family + & European Best  
Ski Resort 2019 and 2020

## Districts

4 main areas, all with ski  
facilities & amenities

## Resort

Dual-season resort



## Key facts

**918**

Snow cannons

**90 mins**

From Grenoble  
Airport

**84**

Lifts

**250 km**

Of Piste

**2h**

From Chambéry  
& Lyon Airports

**16 km**

Longest run:  
La Sarenne



# A year-round resort

Whilst skiing is undeniably the resort's main draw, Alpe d'Huez has a number of internationally renowned events throughout the year.

## INTERNATIONAL COMEDY FILM FESTIVAL

**14th - 19th January 2020** - This hugely popular annual festival showcases a selection of full-length comedy films and unpublished short films, all of which are introduced by members of the cast and crew.

## AUGMENTED WORLD SKIING CHAMPIONSHIPS

**25th - 26th January 2020** - Open to all, this is the world's first augmented ski tournament where competitors can use exoskeleton devices.

## TOMORROWLAND

**14th - 21st March 2020** - Alpe d'Huez is set to host the second instalment of the acclaimed week-long music event featuring top DJs and artists from around the globe.

## THE FEDERATION CUP

**4th - 5th April 2020** - An exciting alternative to the French Championships, this national event is open to all licenced competitors.

## TOUR DE FRANCE

**Summer** - Alpe d'Huez is home to one of the cycling event's toughest and most famous climbs. Whilst it is not part of the 2020 route, the resort is frequently featured in the epic 21-day cycling event.



Tour de France's most iconic climb, Alpe d'Huez



“Alpe d’Huez is set to become part of the third-largest ski domain in the French Alps thanks to a €185m investment plan which features a new ski lift which will connect the resort to Les Deux Alpes in just 18 minutes. This would undoubtedly mean potential capital growth in the years to come and it will certainly bring in more tourists.”

**Charles-Antoine Sialelli**

French Alps Adviser

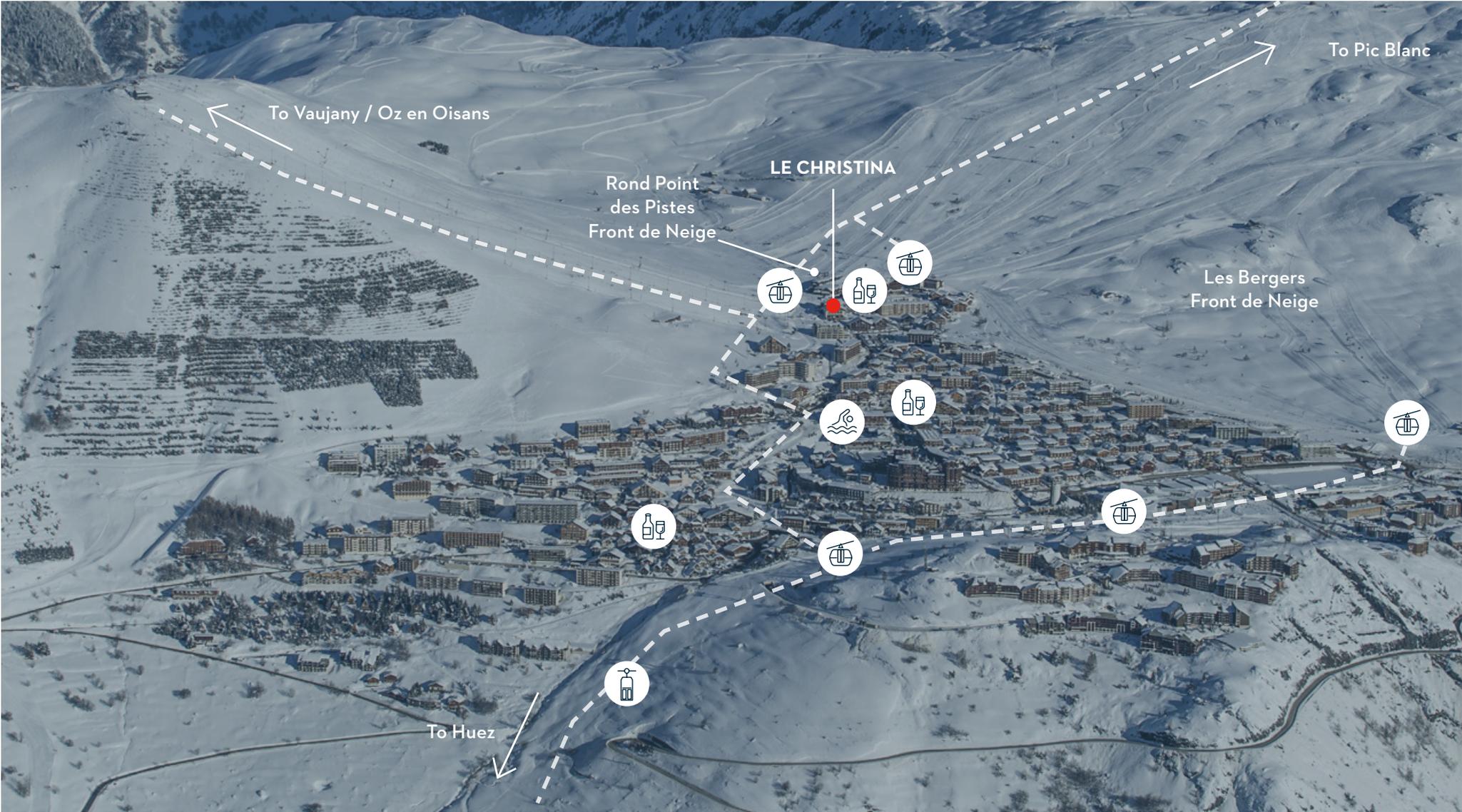
## Le Christina

One of the only new-build opportunities currently available in Alpe d'Huez, this fast-selling development comprises 18 ski-in ski-out apartments with between two and five bedrooms. Occupying the best location in le Rond Point des Pistes, this development enjoys panoramic mountain views and the amenities of the town centre and the ski lifts to the top of the resort are just a short walk away.

- Very rare new-build properties in a ski resort undergoing an exciting period of renovation and improvement
- Fantastic ski-in ski-out location close to the ski lifts and the Quartier des Jeux, the main part of the resort
- Dominant plot with breathtaking views of Pic Blanc, the Grandes Rousses mountains and the valley
- Balconies or terraces, garage parking, a cellar, a ski locker, concierge service and a communal fitness area
- If rented out, future owners have the opportunity to reclaim the 20% VAT on the property price



# Close to all ski facilities and amenities



 Bars, restaurants, shops

 Gondola lift

 Telecabine

 Ice Rink & Pool

# Environment



# Exterior



Interiors



# South facade plan



East facade plan



Previous work from the developer



Previous work from the developer



## Why is this opportunity so exciting?

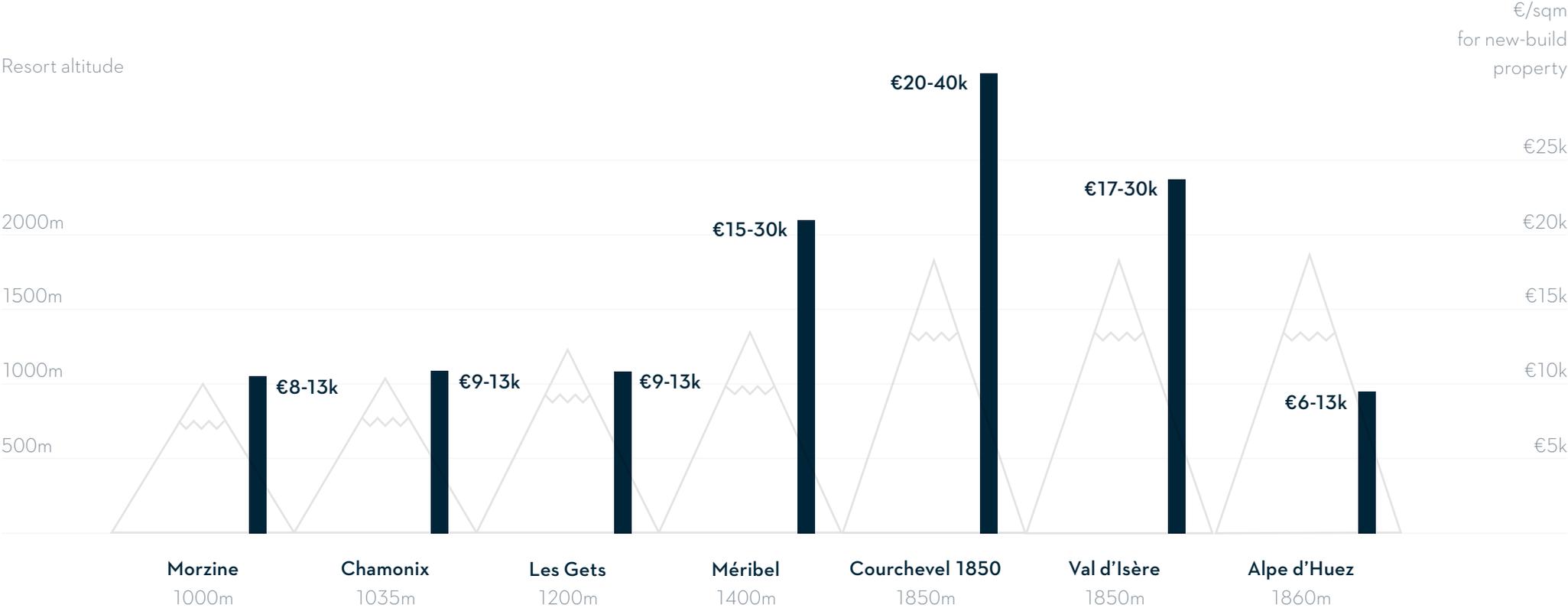
Thanks to the ongoing €185m renovation project which will improve the ski lift infrastructure, extend the ski domain and create more tourist residences, Alpe d'Huez is set to become part of the third-largest ski domain in the French Alps, thereby directly competing with resorts in the Three Valleys and Les Portes du Soleil. With that in mind, new-build properties in Alpe d'Huez will benefit from strong capital appreciation in the future.

If future owners decide to rent out their property, they can benefit from a 20% VAT rebate on the property price, which for these properties equates to a saving of up to €358,333. Plus, rental yields are set to rise as the improved facilities will further increase the popularity of this in-demand resort.

With an average of €11,800 per sqm, these properties are well-priced for both Alpe d'Huez and the French Alps as a whole as similar properties in high altitude resorts, such as Val d'Isère and Méribel, can command prices twice as high. Offering the sought-after mix of stunning views, excellent on-site facilities and an unbeatable ski-in ski-out location, it is easy to see why 39% of these rare new-build apartments were sold or optioned within the first four weeks.



# Property market in Alpe d'Huez



# Infrastructure investments

2020

2022

Skiable area



Top elevation

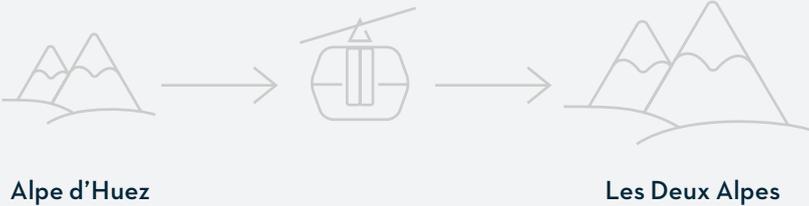


N° of lifts



By 2022...

18 min  
forthcoming lift



## Tourism growth

Between 2017 and 2018, the number of overnight stays in Alpe d'Huez from December to mid-April rose by 1.8% whilst the average occupancy rate increased by 0.5%. With high occupancy rates between 88% and 93% recorded in 2018, the most popular time to visit the resort is from late February to the end of March.

Based on bookings made before 15th November 2019, 2020 is set to be a good year for Alpe d'Huez as the resort has a total of 536,000 overnight stays already secured for the year.

### **Average occupancy rate**

67.5% (2018)

### **Occupancy rate growth**

+0.5% (2017 - 2018)

### **Peak occupancy rate**

93% (2018)



# Property breakdown



## PURCHASING INFORMATION

### Ownership

Classic freehold

### Delivery

Q4 2021

### Notary fees

2-2.5%



## PROPERTY DETAILS

### Bedrooms

2 - 5 bedrooms

### Size

55-165 sqm

### Parking

Private garage



## APARTMENT SPECIFICATIONS

### Exteriors

Wooden chalet-style exteriors with a traditional *lauze* roof.  
Terrace or balconies for all apartments.

### Interiors

Parquet flooring and large choice of tiled floors.  
Large windows allowing for plenty of light.  
Cathedral ceilings & fireplaces for some apartments.