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Inspiration

ALPE D'HUEZ

FEEL AT HOME
IN FULL COMFORT

MORE THAN JUST A LOCATION,
THE 'ART DE VIVRE'

THE ISLAND OF SUNSHINE
AT THE HEART OF THE
FRENCH ALPS



SOGEPROM

“Your
mountain
home dream
now has a
name :
INSPIRATION”

A woman with long dark hair is sitting on a dark blue sofa, smiling and looking out a large window. She is wearing a light brown, textured knit sweater and is holding a white cup. A light beige blanket is draped over her lap. In the background, there is a large piece of driftwood and a view of a snowy landscape through the window.

— Feel at home in full comfort

The quintessence
of well-being

The spirit of freedom flows

through the air as a reflection of the surrounding mountain peaks

Benefiting from a "home sweet home" bubble far from the hustle and bustle, would that not be the secret of well-being ?

Recharging your batteries at weekends and for your holidays, would that not be real luxury ?

Those are the motivations and reasons for the 'Inspiration' project. Welcome to your new home !

**BREATHTAKING
VIEWS**

**OUTDOORS WAITING
TO BE ENJOYED AND
LIVED-IN**

**WARM AND
WELCOMING
APARTMENTS**

Pleasant living


at a first glance

At the heart of your personalised cocoon, everything has been thought out in-depth for elegance, softness and comfort. Forget about cabin-sized studio apartments ! This intimate residence has focused on space and volume to make the best of living in comfort.



A delicious and tasty recipe A traditional mountain dish

Cheese Fondue with morel mushrooms and Champagne Recipe for 4 persons.

 **Preparation time** 25 min

Ingredients

20 gm	<i>of dried morel mushrooms</i>		2	<i>teaspoons of Maizena (cornflour)</i>
2	<i>shallots</i>		4 dl	<i>of Champagne</i>
1	<i>garlic clove</i>		½	<i>lemon juice</i>
½	<i>teaspoon of thyme</i>		1	<i>teaspoon of Cognac</i>
1	<i>teaspoon of butter</i>		A sprinkle	<i>of pepper</i>
800 gm	<i>of cheese mix for fondue</i>			

Preparation

Soak the morel mushrooms in water until soft, rinse thoroughly and strain. Chop the shallots, crush the garlic, and snip the thyme. Melt the butter at medium heat in the fondue pot, and glaze the shallots with the garlic and thyme. Lightly chop the morel mushrooms and add to the pot, continue cooking at medium heat for 4-5 minutes and remove from the heat to cool.

Add the fondue cheese mix with the cornflour, the champagne and the lemon juice. Bring to a boil whilst stirring continuously, reduce from boiling to simmer, continue stirring continuously until the cheese is melted and creamy. Add the Cognac, and pepper to taste.

Serving

Put the fondue pot on a table top hot plate (candle or other) and simmer.

USEFUL INFORMATION

Serve with
diced bread or toast
with fondue sticks

Pleasant living

at a first glance

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Live and enjoy precious moments day after day

The priority for your new home is fluidity. The living quarters have wide open spaces to enjoy every moment throughout the day and evening. Real and authentic surroundings to appreciate conviviality bathed in noble and sober fittings and furnishings.

Detail is never superfluous only just essential

Enjoy natural light from the large bay windows, which together with the warm and inviting interior decoration provide an intimate and warm atmosphere.

The living quarters are designed to be restful and quiet

The bedrooms are an invitation for peace and quiet, all fitted with wardrobes for ease, comfort, and space. The bathroom and shower room are elegant, well lit, and top quality fixtures and fittings. All rooms boasted elegant parquet flooring that adds to the overall sensation of the mountain 'feeling' and provide a harmonious sensation throughout the year. The wall paint is selected carefully and add the finishing touch.



Resting

More than just a place to live
an 'Art de vivre'

Going further with our and your requirements,
the apartments are designed for long-term durability.
The volumes, materials, colours, and finishes give each
apartment a sense of unique exclusivity to be enjoyed day
after day throughout the year.



Living quarters that give you the sensation of being a part of the natural surroundings

The large terraces invite you to enjoy the fresh
air with exceptional views of the snow-caped
mountains.

Harmoniously designed interior decoration

All apartments regardless of size are spacious enough
to create your perfect interior.
The detail and quality of the materials for the fixtures
and finishes guarantee the best in comfort and
remarkable living standards.



The 'cocoon feeling'

'Inspiration' is designed for the 'farniente' (leisure and lazing
about) subscribers who want to enjoy the cosiness of a warm
blanket and a cup of hot chocolate... with the pleasure of
gazing at a fireplace*, that makes for an even more relaxing
experience. The sound of crackling wood with the gentleness
of the flames will lead you on a journey to rest.

*only for the top floor apartments or indicated on sales leaflet.





Interior decoration with passion



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-
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THE INTERIOR DECORATOR'S COMMENTS



We wanted to create warm interiors wherein the owners would feel at home yet with an overall mountain spirit and design.

We managed to reproduce the atmosphere by using authentic materials, ancient for some apartments and common use areas, and we preferred materials from the natural world, minerals, vegetable etc...

We put the accent on a cosy and contemporary atmosphere for each apartment with authentic materials, large spaces and volumes, with proportionate acoustics and natural light in order to maintain the natural and quiet environment with a mountain spirit. Soft, gentle, and with character, the colour coordination was chosen especially to provide a comfortable and pleasant atmosphere.

Cécile CORROT
Studio Arch Inside

The setting for the scenery



The call of the mountain peaks

A recognised classical approach without falling into the kitsch. The classical mountain style has been reimagined in a contemporary manner while maintaining warmth and comfort. Authentic natural materials, warm and welcoming colors, old wood, and stone have been used to enhance the feeling of simple luxury after a day on the ski slopes.



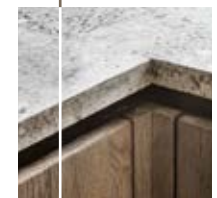
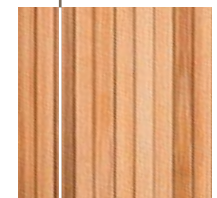
Northern 'chills'

For those who enjoy warm, gentle, relaxing, and naturally lit atmospheres, the mountain becomes a place to live with authentic materials that remind Nordic country styles. Light coloured wood, smooth surfaces combined with rugged natural stone work on the outside. Before diving into outdoor living the new owners will be able to enjoy 'zen' living in their own cocoon.



As much Alpine and urban as village dwelling

Mountain enthusiasts can also enjoy a totally revisited version of the classic Alpine style and experience modern living and quality standards. While focusing on wood, the appartements are equipped with more contemporary materials to create a classic yet modern living. The atmosphere is just as warm with the subtle and unexpected colours.



Your senses

awakened in inspiring settings

The interior of your home goes far beyond pretty and beautiful. It is your cocoon, a place where you can recharge your batteries and feel fulfilled with pleasure. Inspired and inspiring, your lifestyle is a mix of sensations born from refined and comfortable decoration. In this universe of your own your senses will be guided by the quest for being at home.

The taste for moments of pleasure

Is it hot chocolate or a scented infusion ? Wholesome food of culinary delights ? Whatever your desires and tastes, cooking becomes a pleasure to be shared with friends and family. Your taste buds will recognise the different levels of gastronomy. The mix of dishes and decoration will give you a great sense of blossoming.



Small moments of softness



Transparent glass vases for a touch of rustic authenticity

2

Silence is golden

Close your eyes and let yourself be guided by serenity... The acoustic virtues of wood and soft flannel curtains reinforce intimacy of a comfortable home. When silence is the master, you will only feel your internal vibrations of well-being waiting to be heard !



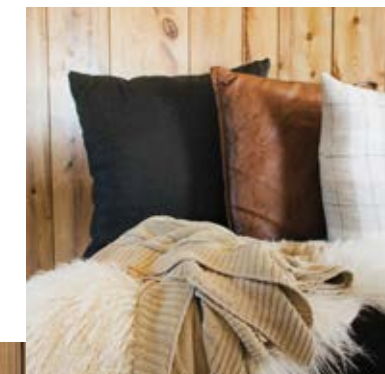
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Endless dreams

This kingdom is your own, the one of first impressions that ignite your imagination. Think of an old leather corner sofa covered with a soft plaid variegated ornaments that become an 'objet d'art'. A wood cabinet or bookshelf, with green/grey tinted walls, warm and welcoming, and soft lighting add to the overall feeling of peace and quiet. Look around and you will be moved by the harmony of the interior decoration that inspires mountain life.

A unique sense of well-being

The harmonious marriage of textiles and materials adds to your inner comfort. The luxurious sensation of thick carpets, the softness of the wood beneath your feet, a hand placed on a stone cladding, the other on a glass table, every one of the materials provides a unique tactile experience.



4



5

The sweet taste of happiness

What do we want most in winter evenings? The intensity of an open fireplace, the bouquet of a tea or infusion, or a light smell of wood scented candles. An intimate and warming atmosphere where the scents play with our sensations to guarantee the feeling of being at home.

A mountain chalet

with a contemporary spirit

The 'Inspiration' residence favours an unprecedented privilege where nothing can disturb your peace and quiet.

The balanced architecture dressed with warm coloured wood, natural and local stone, and a gentle sloped rooftop all make for an optimal and respectful integration.



THE ARCHITECT'S COMMENTS



CPL Architects have worked to propose an overall design that strictly reflects mountain and contemporary elements. The stakes for this project were to anticipate the expectations of future residents, all the while respecting local traditions with particular care for location and the surroundings.

Throughout the development of the initial idea, our main concern was to design and conceive a project with an overall perspective.

For this project (it was clearly obvious to Marry the Place du Marché (the Market Square) which is the historical heart of l'Alpe d'Huez, and the view to the ski slopes, of worldwide reputation.

The magnificent project would not have been possible to complete without the endeavour, trust, and ambition provided by Sogeprom and their team of experts on a continuous and daily basis.

Our common visions contributed to make 'Inspiration' a unique place to be in l'Alpe d'Huez.

" The balance of a contemporary style with a traditional footprint "

Cathy Pra-Lettry
CPL Architectes (38)



The story of the

told through the marriage of
wood and stone

mountain universe





“Everyday living under the sign of excellence”

A private fitness room/gym

Who has never dreamed of having their own fitness centre for a workout at their own pace and to relax whenever they want to? The residence offers you this rare privilege with the benefit of a complete fitness room dedicated to your well-being equipped with cycle machines, walking/running mats, rowing machines, and other fitness machines.

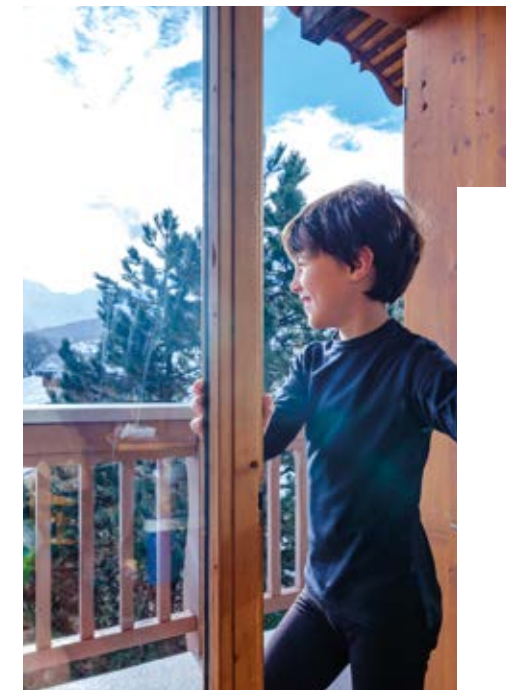
Ski locker room with ski boot dryer

The crème de la crème ! Ski locker room with heated wardrobe for storing all of your gear ready for a new day with dry and warm clothes.

Secure car park

For even more comfort, the residence offers underground parking to keep your vehicle away from the cold and the snow.

← *Take care of yourself for the length of your stay*



Sports and fitness routine

For a complete and successful programme, one needs to combine several different exercise routines, for example.

- Cardio training, walking/running mat, elliptical cycling,
- Body building, rowing, squats, weight lifting,
- Stretching, whether static or dynamic.

Our advice for fitness training

Sports activities should remain pleasurable, therefore, take a break from excesses and take time-out to rest.

The luxury

of top quality fixtures and fittings

Because holidays are above all for enjoyment, relaxation, and taking care of oneself, 'Inspiration' has a range of services dedicated to your well-being.



L'Alpe d'Huez

The island at the heart of the French Alps

Nestled at 1 800 m altitude in the Massif des Grandes Rousses,
l'Alpe d'Huez rises above the clouds to reveal the best of the sunshine.

300 days
of sunshine
per year 

250 km
of ski slopes 

The Pic Blanc
culminates at
3 330 m 

Fully
South facing 

67 ski lifts
of all types 

55 km
of langlauf
trails 



An exceptional natural setting

The queen of the Isère Department ski resorts, with its 85 years, is more desirable than ever. The grandiose panoramas, sumptuous gliding over fresh and crispy snow and its 21 links over the resort make l'Alpe d'Huez an internationally renown ski resort, including the 'Art de vivre' throughout the seasons that is the envy of other resorts.

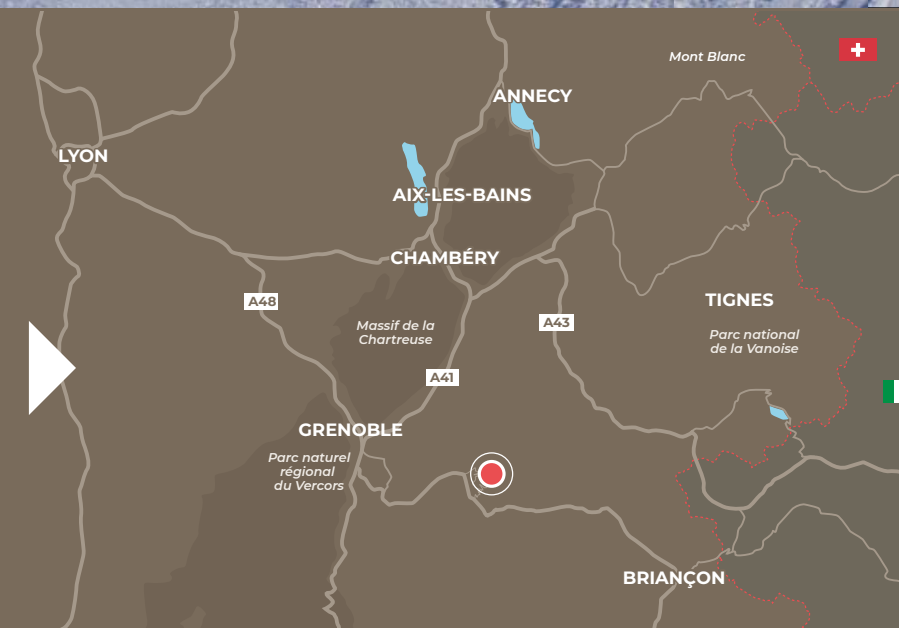
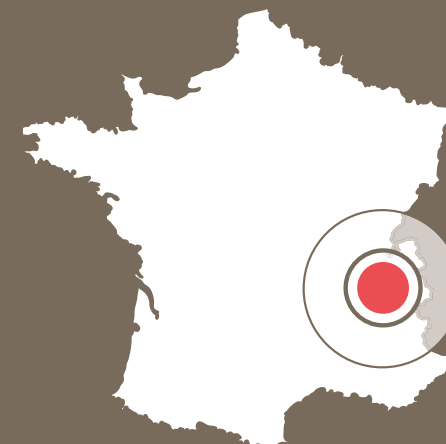
A ski resort that is always at the top of progress

L'Alpe d'Huez is not limited to offering leisure activities to share with friends, family or on your own. Quite the contrary, the resort is hosting world recognised sports events, cultural activities, and other festivities. An island in the sun where you can live at any pace throughout the year, with a stunning view of the Mont Blanc being the cherry on top of the cake !

The main events at the resort

Reconnecting with the past when mountain activities were synonymous with 'avant-garde', l'Alpe d'Huez builds an unprecedented cultural and events programme. The International Comedy Film Festival or the Comis Festival of Alpe d'Huez are top of the bill.

AT THE HEART OF THE ISÈRE DEPARTMENT



Winter

Mountains at their fullest

L'Alpe d'Huez is at the height of its reputation as one of the most outstanding ski and winter sports resorts.

24/7 "inspiration"

1

Breakfast with a stunning view

Enjoy your morning hot drink on your terrace with the Massif des Grandes Rousses as a backdrop... The day ahead is looking good !

2

En piste everybody!

Get into your favourite skiing gear and head to the Pic Blanc with a 360° view, then over to La Sarenne, 16 km of groomed slopes with an altitude drop of 2 000 m !

3

Lunch on the peaks

Altitude restaurant or lunch on your terrace bathed in sunshine ? Enjoy a well-deserved break and rest.

4

Visit the 'ice cave' at 2.700 m altitude

remodelled each year and enjoy a unique experience as unique as many other wonders of the world...

5

Toboggan runs for ages from 7 to 77

Find your true inner self and childhood dreams on one of the 4 toboggan runs at the resort... Which will be your favourite ?

6

Rest, stretching, and gentle sports

Benefit from the residence fitness centre to loosen up your muscles after a long and exciting day.

One of the best snow covers in the world

With some 300 days of sunshine per year, guaranteed snow cover, 250 km of ski runs for all levels, and one of the largest off-piste ski areas in France, one can easily understand why l'Alpe d'Huez is in such demand. Remember that you can ski for miles and miles without taking a ski lift : downhill all the way !

Legendary ski slopes

With its 60% of green and blue level groomed ski runs, l'Alpe d'Huez is the favourite ski resort for all levels. At over 3 300 m, the Pic Blanc is the starting point of two of the most impressive and fearsome runs in the French Alps : Le Tunnel with a 200 m wall and La Sarenne, the longest black level ski run in Europe, amongst other redoubtable runs. But fear not, there is a large number of intermediate ski runs to enjoy.

All of the mountain activities to enjoy

L'Alpe d'Huez has a wide range of activities on and off the snow, whether traditional or out of the ordinary, for all ages and levels. Night-time floodlit skiing, ski-joëring (horse-pulled skiing), telemark skiing, snowscoot (cycle type skiing), curling or rail-track sledging. All for guaranteed sensations !

However, any amateurs for taking things with a bit more calm, l'Alpe d'Huez has a number of wellness spots to enjoy leisurely walks, spa procedures, and namely a wide selection of shops and restaurants for a Winter bathed in well-being.



In 2018, l'Alpe d'Huez inaugurated the Alpe Express cable-car available from all parts of the base station



Summer

A territory for amazing experiences and sensations



"At l'Alpe d'Huez, Summer is a season for all your senses"

Small hikes designed for families

ALPE D'HUEZ - LAC BESSON

Depart :

From the Rond-Point des Pistes - 1 860 m

Duration :

1.30 hours (one way)

Accessible for all levels, you will cross Alpine pastures, a ski slope (in the Winter), and take a breath of fresh air with a view over the Oisans mountain range.

Level ●○○

FONTAINE DE POUTRAN - LA GRANDE SURE

Depart :

From the Fontaine de Poutran - 1 967 m

Duration :

1 hour (one way)

An Alpine pastures ski slope (in the Winter). The Grande Sure peak gives you a 360° view over the Oisans mountain range and the Alpe d'Huez ski resort.

Level ●●○

ALPE D'HUEZ - VILLARD RECLAS

Depart :

From the Immeuble le Saint-Laurent - 1 793 m

Duration :

2.20 hours (one way)

An easy hike on a pleasant marked trail in the shade through a forest of pine and larch trees to reach a magnificent viewpoint.

Level ●○○

FORÊT D'HUEZ - ORATOIRE

Depart :

From the Huez forest - 1 811 m

Duration :

1.30 hours (one way)

Continue on the OBP 242 trail to the Huez Village through the Forêt d'Huez (Huez Forest). Possible return with the Télévillage gondola.

Level ●○○

A cyclists' playground

With the FFC label (French Federation of Cyclists), l'Alpe d'Huez is an unmistakable part of the Tour de France race with its 21 legendary corners. It has been part of the Tour de France race for a number of years, 29 times as a stage point, and the 14.4 km climb is a challenge to cyclist from all over the world. Mountain bike enthusiasts also have an extended playground! L'Alpe d'Huez has a large number of marked mountain bike trails.

Ready, steady, hike !

L'Alpe d'Huez is the ideal departure point to discover exceptional panoramas, a dozen majestic lakes, renown peaks, and mountain ranges (Massif des Grandes Rousses and the Écrins National Park amongst others). Over 250 km of marked trails of which many are accessible for all levels.

Let yourself be surprised by the Palais des Sports et des Congrès

The Palais des Sports et des Congrès has some 30 activities available, from all the classical racket sports such as badminton, squash, or tennis to basketball, jorkyball, aqua-palming and many other indoor sports.

Would you rather swing a golf club or seek an adrenaline rush ?

Tandem parascending, micro-light flight courses or circuits, Airborne sports will please the more adventurous. Do you prefer a more relaxed approach to the outdoors ? L'Alpe d'Huez has a 9 hole golf course for all levels.

The Lakes circuit

Circuit hike towards Les Alpettes on a marked trail that takes you to the Lac Besson, Lac Noir, Lac Faucille, and Lac Carrelet. A very easy hike with little altitude difference.

**Departure at 2 100 m – Length : 9,5 km
Arrival at 2 100 m - Duration : 1.30 hours**





The best that the

has to offer

Leave the residence with your skis or snowboard clicked-on, return for lunch on your terrace, and return to the slopes without losing a minute whilst benefiting from a number of shops at the foot of the residence. What more could you ask for?

A holiday destination 365 days per year, l'Alpe d'Huez has a large number of meeting places, window shopping, bars and cafés with a warm atmosphere. 'Inspiration' is ideally located in the Viel Alpe (Old Alpe) part of town facing the snowy mountains and only a few minutes from the village centre.

“The privilege of direct access to the ski resort”

resort



Our recommended addresses

For a drink



Le Sporting,
bar lounge
8 minutes walk*

Hôtel des Grandes Rousses,
Cosy wine bar
8 minutes walk*

Treats, eating out, and gastronomy



Aux Montagnards,
restaurant with local and traditional specialities,
8 minutes walk*

L'Améthyste,
L'Améthyste, gastronomic restaurant
12 minutes walk*

Pampering...



Royal Ours Blanc,
hotel and spa
8 minutes walk*

Ô Des Cimes,
altitude spa
10 minutes walk*

*Life is not only about skiing
A drink, a dinner, a dance,
well-being centres, going to the
cinema or going on a shopping
trip, the Alpe d'Huez addresses
are waiting for you with
welcoming open arms.*

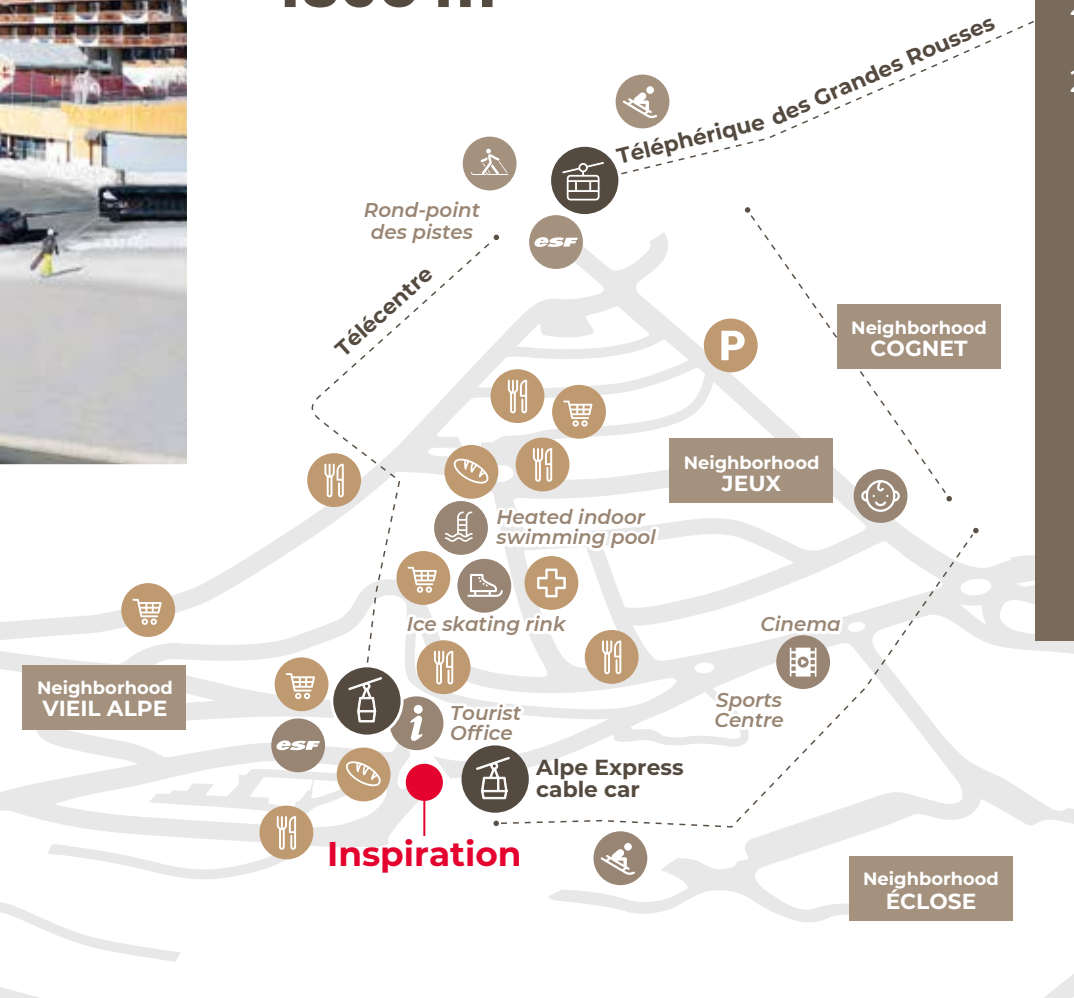
*Source Google Maps.

The best that the resort has to offer



Alpe d'Huez 1860 m

*Grocery shopping
just a few minutes
away* →



— Architecture that is an opening to mountain life



Become a property owner with Sogeprom

The key steps

1

RESERVING YOUR PROPERTY

- Contract signature
- Transfer of a deposit fund to the amount of 5% of the sale price
- 10-day cool-off period

2

FINANCING/MORTGAGE (to be agreed within 2 months *)

- Ask for a loan
- Provide the loan agreement
- Provide the insurance policy and loan guarantees
- Provide the mortgage loan approval

Provide all of the above to your Sogeprom Sales Agent

3

SIGNATURE OF THE SALE DEED AT THE NOTARY (3 months following the reservation *)

- Receipt of the project deed provided by the Notary
- Payment of the first instalment with the following instalments divided throughout the construction period
- Payment of the Notary fees and co-property fees (R.C.P/Co-property Charges)

4

PURCHASER'S SPECIFIC WORKS (T.M.A.)

- Any specific requests for building works such as changes to the fixtures and fitting, electricity or plumbing, must be agreed 2-months prior to finishing the building foundation works.
- Any specific requests for interior decorations can be agreed by prior appointment

You will be notified of the end dates available for any Purchaser's Specific Works and you will be provided with the electricity layout of your dwelling

5

INTERIOR DECORATION OPTIONS

- Customise your apartment with your own choice of fixtures and fittings, colour scheme, flooring, tiling, or bathroom sink
- Check and understand all of the options available for your appartement
- Request a quote for specific interior decoration requirements

You can get a personalised overall plan with your sales agent.

6

VISIT THE APARTMENT WITH PRELIMINARY VISIT

- First visit of your apartment
- Trade tip/hint: Visit the property with the kitchen outfitter*
- Check and review the compliance of your property with the sales floor-plan/layout and any specific requirements
- Trade tip/hint: Take pictures, videos, and check measurements*

7

PRE-DELIVERY VISIT * (Approximately 30 days prior to delivery)

- Your property will be in its last stages of construction
- You can check and make sure that your Purchaser's Specific Works correspond to your choices

Pre-delivery visit prior to final delivery of your property

8

YOUR FIRST CO-PROPERTY OWNERS GENERAL ASSEMBLY

- You will vote to select the Co-property Management company
- You will vote to elect the members of the Co-property Board of Owners

9

PROPERTY HANDOVER

- Payment of the last instalment (5%) by bank cheque
- Agreement and signature of the final delivery inventory
- You receive the keys !

You will be provide with a welcome information booklet

10

COMPULSORY OFF-PLAN GUARANTEES

When purchasing a new real estate property in France, you benefit from of ten-year insurance against damage as of building works as of the date when you receive the keys

* See conditions with our sales advisor.



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“L'IMPÉRIUM” in GIÈRES, FRANCE

Architect : DFLA Architectes

Development : 30 dwellings from studio apartments to 4 bedroom apartments

Delivery date : 3rd quarter in 2020

At the heart of the town of Gières, France, the Imperium condominium stands-out with natural colours and neat architectural lines that melt harmoniously into the natural environment. Topped with top-floor apartments that seem to blend into the surroundings and the close-by mountain peaks. With its contemporary architecture, this building has all of the best that a condominium has to offer for the residents.

“THE LUX’OR DOMAIN” IN VETRAZ-MONTHOUX, FRANCE

Architect : Atelier Architecture Hervé Vincent

Development : 74 dwellings from 1 to 5 bedrooms

Delivery date : 4th quarter in 2020

Located on the flanks of the Haut-Monthoux hill, the Lux'Or Domain offers purchasers a superb view over the Geneva plains and the Jura Mountains. This prestige residence has an unequalled comfort.

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“LE VICTORY” in GRENOBLE, FRANCE

Architect : Vincent Pollien Architecture

Development : 28 apartments from studio apartments to 4 bedroom apartments

Delivery date : 1st quarter 2021

Le Victory is a small intimate residency with 30 apartments. A real privilege for a town block as it has outstanding views over the surrounding mountains.

“LES LYS DE PRIVILÈGE” in FAVERGES, FRANCE

Architect : Ingrid Savoyen

Development : 335 apartments from studio apartments to 4 bedroom apartments

Delivery date : 2nd quarter in 2022

For a singular life style in the Haute-Savoie Department between Albertville and Annecy at the heart of quiet surroundings. Residency with 3 buildings on three levels with the latest technology for home automation.

74



— Re- fe- ren- ces

“INSPIRATION ...
it is the
unique
experience of
the heavenly
pleasure of
good living.”

Presentation of SOGEPROM

SOGEPROM is an affiliate of the Société Générale bank in France, and has been on the real-estate market for over 45 years offering all types of properties, apartments, hotels, service residencies, offices, industrial estates, businesses/shops, and mixed urban projects.

SOGEPROM work all over mainland France, Nice, Marseille, Toulouse, Bordeaux, Lyon, Grenoble, Centre Val de Loire Region in Tours and Orléans, Normandy in Caen and Rouen, Montpellier, and Lille.

Sogeprom welcomes you

to their showroom
sales agency at the
angle of Avenue de
l'Écluse and Place
Paganon in l'Alpe
d'Huez, France



GROUPE SOCIÉTÉ GÉNÉRALE

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