



# NANTES

## VIARME RESIDENCE

---

Presentation note

---

Up date : December 9th, 2009

COMMERCIAL LAUNCH: July 2nd, 2009



Co-Promoter



Co-Promoter



Marketer

Pierre et Vacances is selling 114 apartments, including 19 at the later date, in a new CITEA residence « VIARME », located in Nantes.

## Environment:

- ❖ Nantes is a large, rapidly growing city in West of France.
- ❖ The 6th-largest town in France with other 600,000 inhabitants in the conurbation.
- ❖ Right next to the Atlantic and the key hub for 3 regions: Bretagne, the Pays de Loire and Poitou-Charentes.
- ❖ A very dynamic service economy together with a high-quality environment mean Nantes is one of the most pleasant towns in Europe (Times Magazine).
- ❖ 1 hour from the beaches at La Baule-les-Pins.



## COGEDIM :

Set up in 1963, COGEDIM is recognised as the marketer leader for the top-end property:

- 35 000 dwellings built
- over 2.5 million square metres of office space
- major property developments in Paris and elsewhere

COGEDIM now belongs to the ALTERA group, the two companies offer complementary product ranges and now have market-leading competencies in dwellings, offices, hotels and retail spaces.



## TAX ARRANGMENTS: VEFA

- Scellier (on 95 apts - buildings A and C)
- LMNP

## PROFITABILITY:

Financial profitability without occupancy: **4% ex-VAT/Ex VAT**

114 apartments and 18 car parks in basement



## The residence:

- ❖ The residence has Tourist Residence 2 star classification
- ❖ 4 buildings in different styles
  - ❖ Building A (5 storeys): Neo-classical Mansard-style architecture blending in perfectly with the environment.
  - ❖ Buildings B (3 storeys) and D (2 storeys) A renovated townhouse and annex with the original style carefully conserved.
  - ❖ Building C (4 storeys) A reolutely modern style so as to introduce variation, with each style engancing the others.

## Culture and leisures activities:

- ❖ residential neighbourhood just next to the tram line (40 m. away) and historic centre.
- ❖ A dynamic, cultural, creative town with numerous events and festivals throughout the year.
- ❖ 7th-most visited town in France, with 12 museums, 9 gardens and parks including the surprising petite Amazonie wetlands, and the amazing mechanical Grand Eléphant...
- ❖ Varied architecture with medieval quarters including the Cathedral, the Château of the Dukes of Brittany and so on, and neo-classical 18th-century neighbourhoods, such as the Place Royale.



	Quantity	Volume	Surface
T1	65	2 people	19 / 21 m <sup>2</sup>
T1 bis	33	2 people	22 / 24 m <sup>2</sup>
T2	15	4 people	33 / 37 m <sup>2</sup>
T3	1	5 people	52 m <sup>2</sup>

## Equipments:


- ❖ Full furnished
- ❖ Full equipped kitchen
- ❖ Brilliant and functional inside
- ❖ Well-kept and contemporary decoration

## Services:

- ❖ Reception 24h/24
- ❖ Internet and Wi-fi
- ❖ Welcome lounge
- ❖ Breakfast area
- ❖ Under floor and outside car parks
- ❖ Laundry



Exemples de décoration Citéa

Site address	42 rue Russeil – 44 000 NANTES
Brand	Citéa
Reservation contract:	<b>About the purchase of an apartment with the marketer company.</b>
Furniture order form: 	<b>About the purchase of the furniture with PVD company. This order form must be join to the reservation contract.</b>
Promoter	COGEDIM – Pierre & Vacances Développement
Marketer	Pierre et Vacances Conseil Immobilier
Building permit	PC 44 109 08 0688 P0 obtained on March 31st, 2009 and final on June 10th, 2009
Notary	Maître Grégoire MITRY – 1 rue Constantine 44 000 NANTES
Tax arrangements	LMNP – Scellier law – VAT back
Fiscal office	Cabinet Magnin – Monsieur Patrick Duin Carrefour de la Trousse – 100, rue Louis Pasteur 73 494 La Ravoire Cedex
Indexation	IRL limited at 2%
Property tax	10 €/m <sup>2</sup>

Projected calendar for calls for capitals		
Signature of the deeds	25 %	1th quarter 2010
Starting up of the construction site		1th quarter 2010
Completion of the 1st floor lower slab	25 %	2nd quarter 2010
Completion of the 3rd floor lower slab	17 %	4st quarter 2010
Completion of the partitioning	16.61 %	2nd quarter 2011
Completion of the construction site		4st quarter 2011
Final delivery		4st quarter 2011

NEW !