



LES HAUTS  
D'ARLY

PIERRE BLANCHE  
M O N A C O

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**BOAN**  
I M M O B I L I E R





LES HAUTS  
D'ARLY

ALPINE ELEGANCE IN THE HEART OF PRAZ-SUR-ARLY



# PRAZ-SU



# JUR-ARLY

*An exclusive Alpine gem*





# LOCATION

## *A rare slopeside location*

Discover Praz-sur-Arly, an exclusive Alpine address just minutes from Megève. Set at an altitude of over 1,000 metres, the resort charms visitors with its unspoilt natural surroundings, sweeping views of the Alpine peaks, and its elegant, authentic atmosphere.

Connected to the vast Espace Diamant ski area, it offers a year-round Alpine lifestyle combining skiing, nature, wellness and gastronomy. Praz-sur-Arly strikes a rare balance between prestige and quality of life, making it a prime destination for high-end real estate investment in the heart of the Alps.

### *Location highlights*

#### **Ski-in, ski-out access**

La Rosière chairlift is directly accessible from the residence.

#### **The thriving Espace Diamant ski area**

The proximity to Megève allows easy connections and places the resort within a wider Alpine network.

#### **360° Comfort**

An exceptional wellness area within a luxury residence, blending elegance, sophistication and premium amenities.

## PRAZ-SUR-ARLY

A private address combining authenticity, potential, and convenient access to the slopes.





# PRAZ-SUR-ARLY

## *A vibrant year-round resort*

Far more than just a ski resort, Praz-sur-Arly is a lively village year-round, animated by a vibrant energy throughout the four seasons.

In winter, the atmosphere is cosy and welcoming, with snow-covered landscapes and the joy of shared moments. In spring, nature awakens, inviting quiet contemplation. Summer transforms the village into a refreshing haven filled with activities, while autumn spreads its golden hues and serenity. Each season offers a unique way to experience the mountains, always with attention to detail and a refined simplicity that make every stay exceptional.



## *A lifestyle filled with year-round highlights and experiences*

In Praz-sur-Arly, the resort comes alive year-round with events that blend sport, culture, and the art of Alpine living.

The Montgolfiades light up the sky with colourful hot-air balloons, while trail races and outdoor events offer challenges set against breathtaking Alpine landscapes. Cycling also plays a key role, with legendary mountain passes nearby and the Tour de France regularly passing through the village, adding to the resort's dynamic sporting atmosphere. In summer, open-air concerts and children's workshops bring visitors and locals together in a friendly atmosphere, creating memorable experiences for the whole family.



# L'ESPACE DIAMANT

Aiguille Verte  
4122m

Aiguille du Midi  
3842m

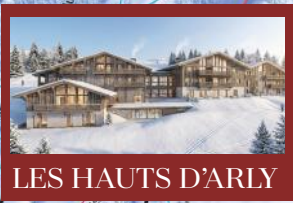
Mont Blanc 4810m

Dôme de Miage  
3673m

Aiguilles de Tré la Tête  
3930m

DI

PRAZ SUR  
CREST



LES HAUTS D'ARLY

MEGEVE  
SALLANCHES

PRAZ SUR ARLY  
1035m

FLUTMET / Les Evettes  
1030m

FLUTMET / Les Seigneurs  
1000m

FLUTMET / St Nicolas la Chapelle

NOTRE DAME DE BELLECOMBE  
1150m

NOTRE DAME DE BELLECOMBE  
LA BOULANGERIE 1150m

NOTRE DAME DE BELLECOMBE  
MONT ROND 1390m

NOTRE DAME DE BELLECOMBE  
LA BOULANGERIE 1150m

BALCON  
LES MONT BLANC

Chard du Beur  
1889

HAUTELUCE LILLAGE  
1150m

Chozal

SAIME

D210b

LYON

BOULANGERIE

THOUK

COSEL

LA BOULANGERIE

LA BOULANGERIE

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# SKI AREA

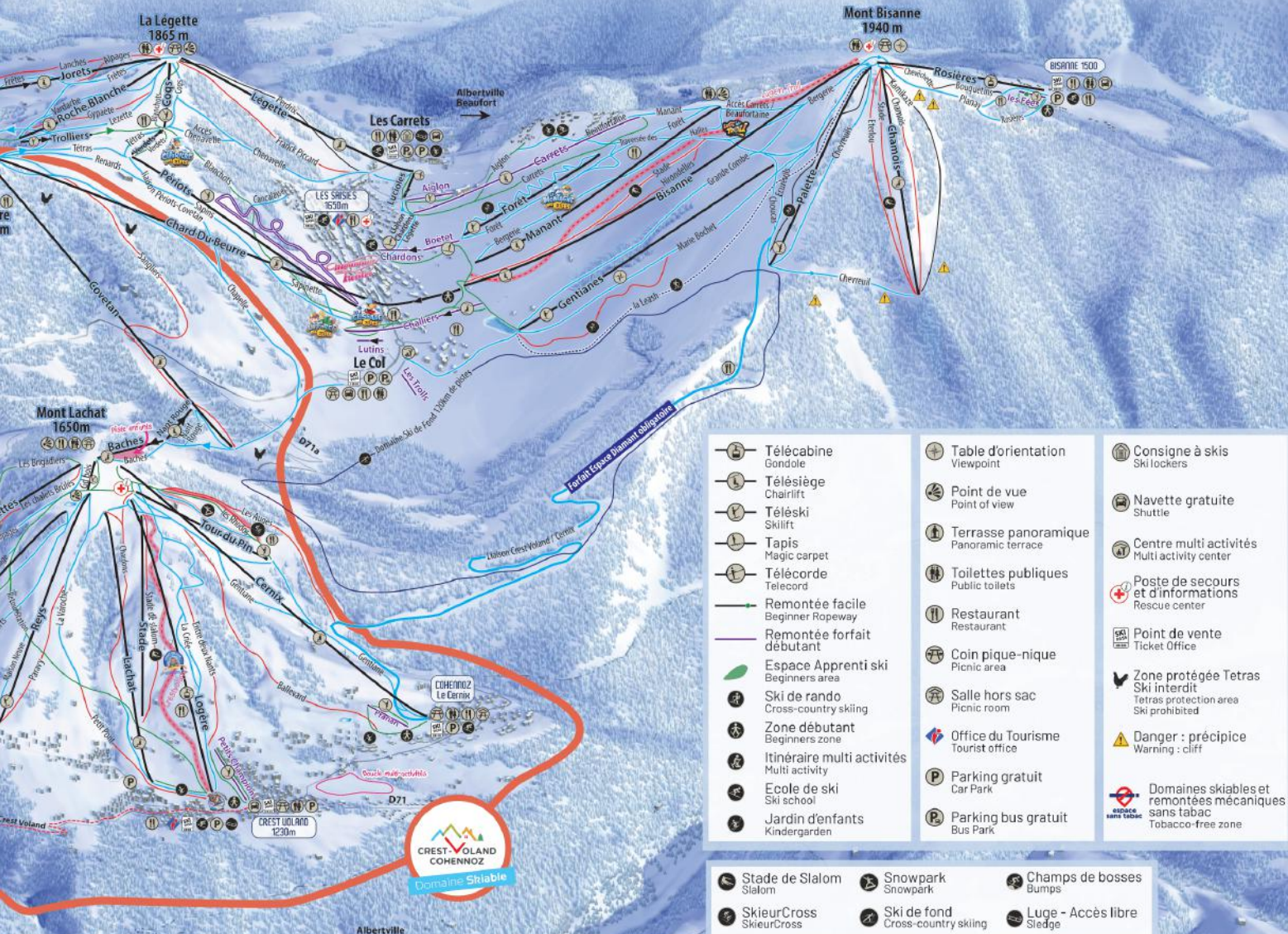
29 green | 56 blue | 29 red | 9 black slopes

With 192 km of slopes for all abilities, spanning altitudes from 1,000 to 2,069 metres, the resort connects six charming ski-in/ski-out villages: Les Saisies, Hauteluce, Notre-Dame-de-Bellecombe, Crest-Voland/Cohennoz, Praz-sur-Arly, and Flumet.

## ESPACE ΔMONT

La Pierra Menta  
2714m

ARLY - FLUMET - NOTRE DAME DE BELLECOMBE  
VOLAND / COHENNOZ - LES SAISIES / HAUTELUCE  
192 km de pistes



Télécabine Gondole	Table d'orientation Viewpoint	Consigne à skis Ski lockers
Télésiège Chairlift	Point de vue Point of view	Navette gratuite Shuttle
Télési Skilift	Terrasse panoramique Panoramic terrace	Centre multi activités Multi activity center
Tapis Magic carpet	Toilettes publiques Public toilets	Poste de secours et d'informations Rescue center
Télécorde Telecord	Restaurant	Point de vente Ticket Office
Remontée facile Beginner Ropeway	Coin pique-nique Picnic area	Zone protégée Tetras Ski interdit Tetras protection area Ski prohibited
Remontée forfait débutant	Salle hors sac Picnic room	Danger : précipice Warning : cliff
Espace Apprenti ski Beginners area	Office du Tourisme Tourist office	Domaines skiables et remontées mécaniques sans tabac Tobacco-free zone
Ski de rando Cross-country skiing	Parking gratuit Car Park	
Zone débutant Beginners zone	Parking bus gratuit Bus Park	
Itinéraire multi activités Multi activity		
Ecole de ski Ski school		
Jardin d'enfants Kindergarden		
Stade de Slalom Slalom	Snowpark Snowpark	Champs de bosses Bumps
SkiCross SkiCross	Ski de fond Cross-country skiing	Luge - Accès libre Sledge











# THE RESIDENCE

*A rare Alpine treasure*

The residence is arranged around four pavilions, whose architecture and layout have been carefully designed to create a perfectly harmonious ensemble. Its style subtly blends contemporary lines with the traditional elements of Alpine chalets, resulting in an aesthetic that is both modern and timeless.

It comprises 37 high-end apartments, ranging from one- to four-bedroom units, offering a particularly diverse selection — from intimate retreats to spacious family configurations. Living spaces prioritize comfort and natural light, with most living rooms designed to be bright and airy, maximizing space and sunlight.



# ALPINE ARCHITECTURE

## *Tradition and modernity*

Les Hauts d'Arly residence meets the highest expectations of discerning buyers. Some apartments feature cathedral ceilings, impressive ceiling heights, and an abundance of natural light enhanced by large windows and dual north-south exposure. Each home opens onto a private outdoor space—a balcony or garden—seamlessly extending the Alpine lifestyle.

Noble materials underscore the residence's character: authentic Alpine timber façades and matching railings enhance its visual appeal. Ideally located in the heart of Praz, surrounded by mountain panoramas and village charm, and with direct access to the ski lifts, the residence also includes an exceptional standalone chalet. A true pinnacle of luxury, set slightly apart yet connected to the main ensemble, it embodies absolute exclusivity.





# EXTERIOR FACILITIES

*Refined Finishes, accessibility, and convenience*

- Façades clad in elegant timber siding
- Base walls finished in natural tones
- Wooden railings in traditional Alpine style
- Elevator access to the private ski storage room
- Private terraces and independent gardens
- Carefully illuminated façades
- Private and underground parking
- Dedicated visitor parking spaces









# INTERIORS CRAFTED WITH THE UTMOST CARE

The residence's interior layouts are currently being developed by our team of architects.

This process is designed to create interiors that are thoughtfully planned, comfortable, and durable—crafted for a contemporary Alpine lifestyle, suitable for both private living and rental use.

## *Three levels of layout*

### ***Essence Collection – Kitchen***

*Included during the pre-sales period.*

The purest expression of style in your kitchen, blending Alpine authenticity with contemporary design.

### ***Signature Collection – Furniture***

*Price available upon request.*

A turnkey solution with all main furnishings, combining timeless elegance and functionality.

### ***Prestige Collection – Furniture***

*Price available upon request.*

A high-end residence featuring premium finishes, bespoke décor, and furnishings curated from renowned designers and brands.

## *A curated selection crafted to captivate*

Each selection undergoes a rigorous curation process to create interiors that are harmonious, welcoming, and visually appealing, evoking a true sense of comfort and luxury for both owners and guests.

# INTERIOR FEATURES

*Designed for your comfort*

## *The apartments*

- Genuine wood flooring in living areas
- Porcelain stoneware tiles in bathrooms
- Underfloor heating and/or radiators
- Fully equipped contemporary kitchens
- Fitted wardrobes and optimized storage spaces

## *The residence*

- Heated indoor swimming pool
- Sauna, hammam and jacuzzi
- Wellness and relaxation area
- Underground ski storage room
- Private cellars





\*Image for illustrative purposes only

# A PEACEFUL HAVEN

*Where elegance meets well-being in the heart of the Alps*





# A PRESTIGIOUS ADDRESS

*A lifestyle with direct access to the slopes*





# PRIVACY & SERENITY

*A haven to unwind in complete tranquility*





\*Image for illustrative purposes only



# SKI STORAGE

*Ski-in / ski-out access*

Each apartment includes a private ski storage room in the basement, easily accessible by lift and thoughtfully designed to ensure maximum comfort after a day on the slopes.





# THE SPA

## *Boasting views of the snow-capped mountains*

The spa offers a true wellness sanctuary with views of the Alpine peaks, featuring a heated indoor pool, jacuzzi, sauna, and hammam, as well as areas fully dedicated to relaxation and rejuvenation.





# EMERALD STAY



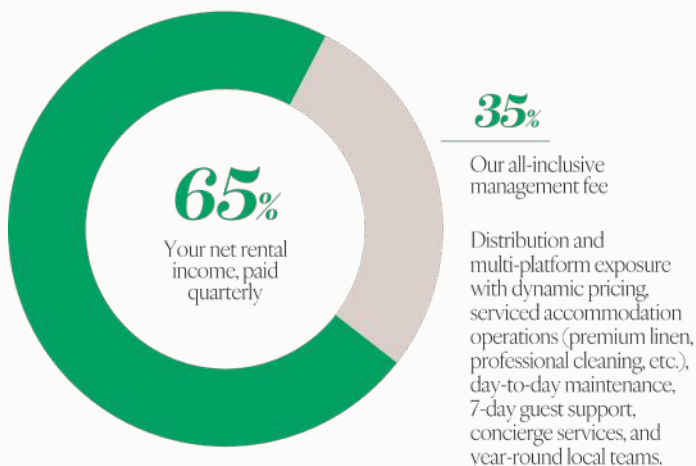
## EMERALD STAY, MAXIMISING YOUR PROPERTY'S POTENTIAL AND RENTAL INCOME

Emerald Stay turns your apartment into a high-performing asset, designed to generate strong returns while they take care of every operational aspect.

A next-generation property manager **specialising in high-end properties and serviced accommodation**, Emerald Stay now operates over 500 chalets, villas and apartments across exceptional destinations. Each property is run to 4- and 5-star hotel standards, with the level of service to match. The company provides a **fully integrated management service**, including distribution, year-round maintenance and bespoke concierge services.

Rental rates are adjusted daily using advanced **dynamic pricing tools** and continuous analysis of demand across the Alpine market. On the ground, dedicated **local teams** ensure every stay flows, your apartment is impeccably maintained, and service quality remains consistently high - delivering a tailored guest experience and outstanding satisfaction levels. The result: optimised income, a well-preserved property, and a smooth, secure and hassle-free ownership experience.

### SIMPLE, TRANSPARENT PRICING - WITH NO SURPRISES



The only costs you retain are: property insurance, apartment charges, taxes (property, occupancy and local taxes), structural maintenance and initial set-up costs.



+2000 verified reviews  
(average 9.5/10)



Superhost  
since 2019

### HOW IT WORKS?

- 00 Initial support**  
Guidance on property set-up and VAT recovery through our trusted partners.
- 01 Key handover**  
You entrust us with the full management of your property.
- 02 Property enhancement**  
Professional photoshoot, check-in inventory and detailed property audit.
- 03 Go live**  
Listing on the Emerald Stay website and major booking platforms.
- 04 Marketing & performance management**  
Dynamic pricing to maximise revenue and occupancy rates. Access to a dedicated platform to track bookings and payments, and to reserve your own stays.
- 05 Payment**  
First payment issued at the end of the first quarter.





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PIERRE BLANCHE  
MONACO

THE ART OF THE ALPINE RETREAT



# BOAN