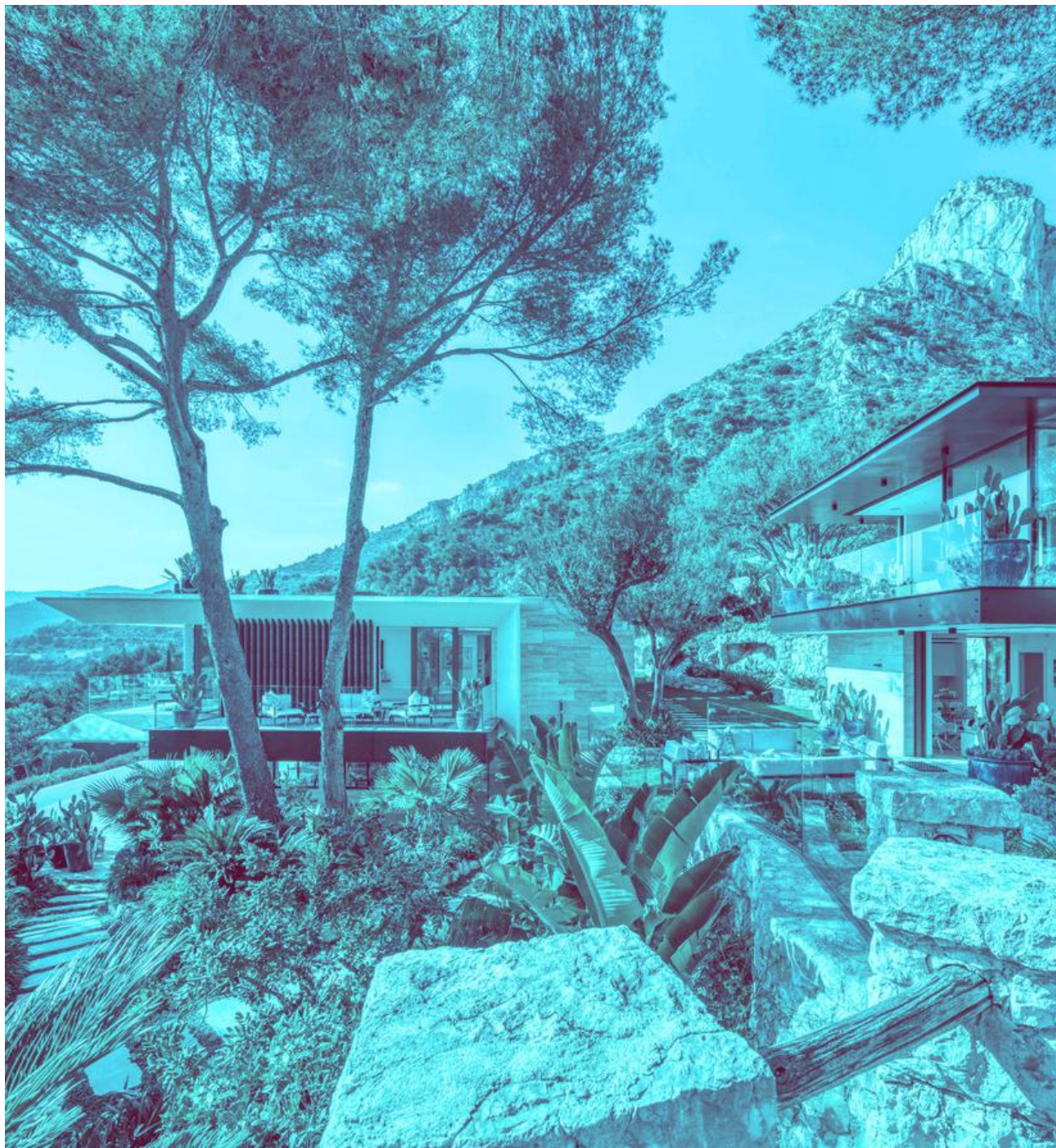


# benjaminpratt

REAL ESTATE INVESTMENT | FRANCE & MONACO



SUMMER 2026 | N°3

[WWW.BENJAMINPRATT.COM](http://WWW.BENJAMINPRATT.COM)





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BENJAMIN FITOUSSI

---

FOUNDER & CEO

EDITORIAL

## LETTER FROM THE FOUNDER

---

*In a market that continues to evolve, where discretion, precision and meaningful relationships matter more than ever, we remain deeply grateful for the confidence placed in our team by clients, partners and families from around the world.*

*This past year has once again reminded us that exceptional real estate is not simply about properties. It is about people, timing, vision and the ability to quietly connect the right opportunities with the right individuals. Despite a more selective international market, several remarkable transactions were successfully completed across Monaco and the French Riviera, many of them discreetly and off-market.*

*These achievements are not only the result of experience, but of long-term relationships built carefully over time. In an industry often driven by visibility, we continue to believe that true value lies in discretion, credibility and personal commitment.*

*As BENJAMINPRATT continues to evolve, our ambition remains unchanged: to offer a highly tailored approach to exceptional real estate, while preserving the human dimension that has always defined our company.*

*This new edition reflects that vision, a curated perspective on remarkable properties, inspiring places and the unique lifestyle that continues to make Monaco and the French Riviera among the most desirable destinations in the world.*

*On behalf of our entire team, thank you for your continued trust.*

*Benjamin Fitoussi*

# TALLIANCE AVOCATS

# TA



Une équipe **humaine** qui accompagne et conseille ses clients à chacune des étapes professionnelles et personnelles de leur vie.  
Une équipe **pluridisciplinaire** et **réactive** qui s'engage à leurs côtés de manière responsable et **durable**.

Nos pôles de compétences :

**AFFAIRES SOCIAL FISCAL PENAL IMMOBILIER CIVIL PUBLIC**

**45**

Professionnels à votre service

**18**

Avocats collaborateurs

**12**

Avocats Associés  
dirigeant les grands pôles

**5**

Cabinets

TALLIANCE AVOCATS Nice Promenade  
TALLIANCE AVOCATS Nice Centre  
TALLIANCE AVOCATS Menton  
TALLIANCE AVOCATS Saint-Laurent-du-Var  
TALLIANCE AVOCATS Fréjus



TALLIANCE EN  
CHIFFRES



Depuis sa création en 1980,  
notre cabinet vous accompagne avec rigueur, écoute et engagement.

Cette année, Talliance Avocats fête ses 45 ans.

*45 ans d'expertise, de confiance partagée et de défis relevés à vos côtés.*

**"Forts de notre expérience et de notre savoir-faire,  
nous garantissons des conseils, une assistance de qualité et des services sur  
mesure pour vous guider dans toutes vos démarches juridiques."**

TA

✉ [contact@talliance-avocats.fr](mailto:contact@talliance-avocats.fr)

☎ 04 93 44 30 50

🌐 <http://www.talliance-avocats.fr>

📍 57 Promenade des Anglais 06000 NICE

# OUR KEY FIGURES

## AT A GLANCE

Choose to sell your property with us and benefit from over a decade of experience and deep expertise in the luxury real estate market.



ESTABLISHED SINCE  
**2010**



2 AGENCIES  
**MONACO & FRANCE**



SOLD PROPERTIES  
**+130**



TROPHY ASSET SOLD  
**42M€**



TROPHY ASSET FOR SALE  
**58M€**



TOTAL SALES VOLUME  
**235M€**

With our established presence in Monaco and France, we have successfully represented exceptional properties while building long-term relationships based on trust, discretion and results.

Our approach combines tailored marketing strategies, international visibility and a highly personalized service designed to maximize the value of every property we represent.

Trust us to deliver a refined, results-driven strategy tailored to your property and your objectives.

By choosing to work with us under an exclusive mandate, you benefit from focused attention, bespoke marketing exposure and a competitive commission structure of only **4% incl. VAT**, ensuring exceptional value and dedicated support throughout the entire process.

### KEY FIGURES

## MONACO COLLECTION

### A SELECTION OF MONACO'S MOST DESIRABLE ADDRESSES

CURATED ACCESS  
DISCREET  
EXCEPTIONAL

#### DISCOVER OUR CURRENT MONACO COLLECTION

From residences overlooking Port Hercules to refined apartments in Monte-Carlo and Larvotto, our Monaco portfolio reflects a curated selection of prestigious properties defined by elegance, privacy and exceptional positioning.

Our approach combines market expertise, international reach and personalized advisory to accompany clients through every stage of their acquisition journey.

We also provide access to selected confidential opportunities unavailable on the public market.



*"Exceptional real estate in Monaco is above all about discretion, precision and trusted relationships."*

— STÉPHANE LÉVY MONACO OFFICE DIRECTOR

#### MONACO OFFICE

+33 (0)6 03 81 60 77

+377 99 99 08 08

SL@BENJAMINPRATTMONACO.COM

#### INQUIRE IN CONFIDENCE

Scan the QR code for Stéphane Lévy's direct contact details and personalized Monaco advisory.



MONACO COLLECTION



## LE SAINT GEORGES

Located within the prestigious Résidence Saint Georges, this garden-level apartment combines privacy and convenience just moments from Place des Moulins, Monte-Carlo and the beaches. Mixed-use authorization, a private terrace, parking space, cellar and 24/7 concierge service complete the offering.



MORE INFO



81 M<sup>2</sup>



1 BED



1 BATH



10 M<sup>2</sup> TERRACE



1 PARKING



1 CELLAR

PRICE: 2 900 000 €

## GARDEN LEVEL RETREAT



## LE SAINT GEORGES

Located within the prestigious Résidence Saint Georges, this garden-level apartment combines privacy and convenience just moments from Place des Moulins, Monte-Carlo and the beaches. Mixed-use authorization, a private terrace, parking space, cellar and 24/7 concierge service complete the offering.



MORE INFO

103 M<sup>2</sup>

1 BED



1 BATH

16 M<sup>2</sup> TERRACE

1 PARKING



1 CELLAR

PRICE: 3 900 000 €



## PARK PALACE

Within the prestigious Park Palace residence, this renovated studio enjoys a prime position in the heart of Monte-Carlo. Mixed-use status, a private terrace, cellar and a 33 m<sup>2</sup> private garage complete this rare Carré d'Or opportunity, while residents benefit from an indoor swimming pool, sauna and fitness area.



MORE INFO



46 M<sup>2</sup>



1 BED



1 BATH



12 M<sup>2</sup> TERRACE



33 M<sup>2</sup> GARAGE



1 CELLAR

PRICE: 3 900 000 €



## LE MIRABEL

Located within the prestigious Le Mirabel residence in the heart of Carré d'Or, this beautifully renovated garden-level apartment combines privacy, elegance and convenience. A spacious terrace, mixed-use authorization, concierge service and access to the residence's pool & wellness facilities complete the offering.



MORE INFO



105 M<sup>2</sup>



1 BED



1 BATH



50 M<sup>2</sup> TERRACE

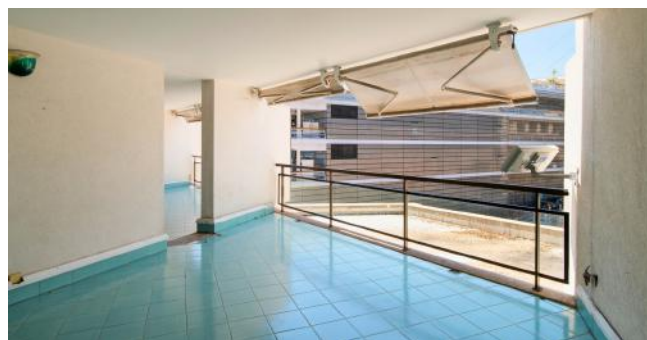
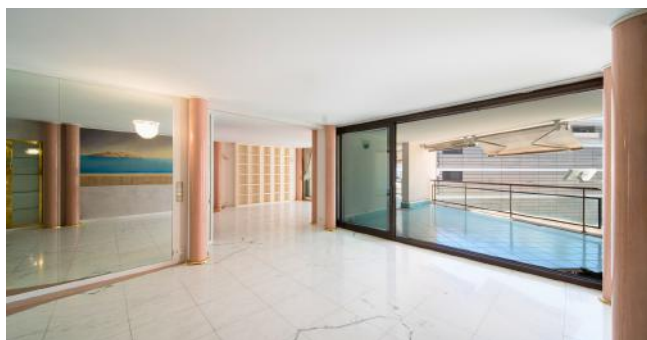


OPTIONAL



1 CELLAR

PRICE: 4 400 000 €



## MONTE CARLO STAR

A rare renovation opportunity within the prestigious Monte Carlo Star residence. Moments from Casino Square and Port Hercule, it combines generous interiors, a private terrace and exceptional potential, while residents enjoy concierge service, indoor and outdoor swimming pools and a fitness area.



MORE INFO



192 M<sup>2</sup>



2 BEDS



2 BATHS



40 M<sup>2</sup> TERRACE



1 PARKING



1 CELLAR

PRICE: 9 000 000 €



## PRIME COMMERCIAL / OFFICE SPACE

Ideally positioned on Rue du Portier, this exceptional 368 m<sup>2</sup> space offers high visibility in one of Monaco's most dynamic districts. Located between Carré d'Or, Larvotto and Mareterra, it presents a rare opportunity for a corporate headquarters, family office or professional practice.

Prestigious residence with concierge service  
Fully equipped independent kitchen  
Two restrooms (men/women) + shower room  
Optional private underground parking

Air conditioning  
Terrace and garden  
Two independent entrances  
Public parking nearby



MORE INFO

PRICE: 10 500 000 €



## PRESTIGE HARBOR APARTMENT

Overlooking Port Hercule and the Formula 1 Grand Prix circuit, this beautifully renovated residence offers exceptional flexibility and refined living. Featuring a 70 m<sup>2</sup> living-dining room with open kitchen, four bedrooms, two offices and mixed-use authorization, it is perfectly suited as a private residence, corporate headquarters or family office.



MORE INFO



250 M<sup>2</sup>



4 BEDS



4 BATHS



2 OFFICES

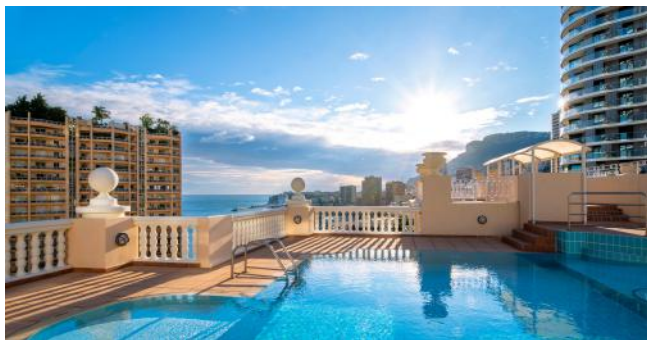


OPTIONAL



3 ENTRANCES

PRICE: 13 500 000 € | RENTAL: € 35 000 / MONTH



## VILLAS DEL SOLE

### SOLE AGENT

This exceptional penthouse combines five en-suite bedrooms, expansive terraces and panoramic sea views, while also benefiting from mixed-use authorization. Within the prestigious Villas del Sole residence, residents enjoy concierge service, a rooftop swimming pool and immediate proximity to the Monaco Country Club.



MORE INFO



422 M<sup>2</sup>



5 BEDS



5 BATHS



62 M<sup>2</sup> TERRACE



3 PARKINGS



2 CELLARS

PRICE UPON REQUEST

# ROYAL YACHT INTERNATIONAL



## **72M ARMANI NO RUSH**

The most talked-about off-market deal of 2025  
Sold by RYI



### VELOCITY

54M (177'1") | OVERMARINE GROUP | 2020  
28,500,000 €



### NO RUSH

49.9M (163'8") | OVERMARINE GROUP | 2023  
30,900,000 €



### THIS IS IT

43.5M (142'9") | TECNOMAR | 2024  
46,000,000 €

## ROYAL YACHT INTERNATIONAL, YOUR TRUSTED PARTNER IN YACHT OWNERSHIP

At Royal Yacht International, we do more than provide yachts, we create exceptional yachting experiences tailored to every client. With a strong international presence and a team of experienced professionals across key yachting destinations, RYI offers expert guidance in charter, sales, acquisitions, and yacht management. From first inquiry to long-term ownership, we ensure every aspect of your yachting journey is handled with professionalism, discretion, and attention to detail.

**Luxury Charter:** Discover the world's most sought-after cruising destinations aboard carefully selected yachts, with every detail tailored to your lifestyle and expectations.

**Yacht Sales & Acquisition:** From first-time buyers to experienced owners, we provide access to an extensive portfolio of yachts and exclusive opportunities, guiding clients through every stage of the buying and selling process.

**Yacht Management:** Our comprehensive management services cover crew, maintenance, compliance, refits, and operational support, ensuring a seamless and worry-free ownership experience.

At RYI, we blend expertise, discretion, and passion to deliver exceptional service across every aspect of yachting. Whether your goal is to explore, own, or optimize your yacht, we are committed to making every journey extraordinary.

Your next adventure starts here.



ROYAL YACHT  
INTERNATIONAL

Contact:

T: +377 99 90 72 44

office@royalyacht.it

[www.royalyachtinternational.com](http://www.royalyachtinternational.com)

## EXCLUSIVE ACCESS

---

### DISCOVER OUR **OFFMARKET** PROPERTIES

At BENJAMINPRATT,

we take pride in curating an exceptional portfolio of real estate and in offering discreet access to our off-market properties — an exclusive selection of homes unavailable to the public eye.

These properties are presented in confidence, granting our clients a rare opportunity to explore remarkable residences before they ever reach the open market. For those who value privacy, discretion and privileged access, our confidential selection is curated for a discreet clientele.



## CONFIDENTIAL LISTINGS

---

### EXCEPTIONAL HOMES

We currently hold a handpicked collection of exclusive homes reserved for discerning buyers.

To learn more about these confidential opportunities, connect with us directly. Our dedicated team provides personalized guidance and privileged access to exceptional properties that are never publicly listed.



SCAN TO DISCOVER MORE

---

Scan the QR code for more information or contact us directly for exclusive off-market property details.





## PRIVATE OPPORTUNITIES

---

### OUR CURRENT **OFFMARKET** SELECTION

---

A handpicked collection of exceptional properties presented by BENJAMINPRATT MONACO.

#### **TOUR ODÉON — HIGH FLOOR**

- Exceptional views
- 600 m<sup>2</sup>
- 5-Bedroom apartment
- Multiple parking spaces & cellar
- Fully renovated

#### **TOUR ODÉON — HIGH FLOOR**

- Renovated apartment
- Off-market opportunity

#### **MARETERRA — VILLA**

- Exclusive off-market villa
- Prime waterfront address

#### **21 PRINCESSE GRACE — PENTHOUSE**

- Exclusive off-market penthouse
- Multiple parking spaces

#### **45G — RUE GRIMALDI**

- Multiple investment opportunities
- Off-market selection

All opportunities are offered confidentially.  
Pricing and full particulars are available upon request.

CONFIDENTIAL LISTINGS

# INTERIORS & ARCHITECTURE

---

Designing spaces  
tailored to your lifestyle

Between tradition and contemporaneity,  
we craft exceptional architecture.

Each project reveals a bespoke way of living,  
guided by a commitment to detail and the nobility of materials.

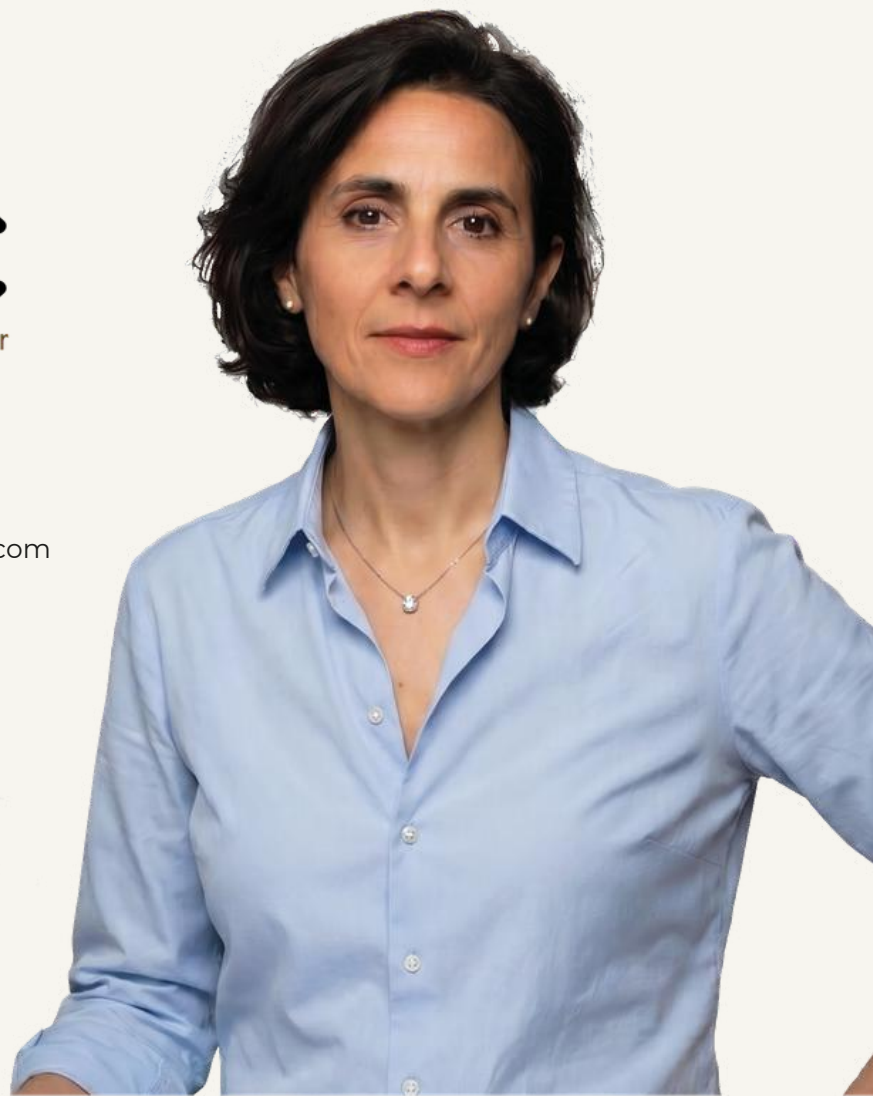
We create signatures — rare and timeless.



---

[yasmine@atelier-ayc.com](mailto:yasmine@atelier-ayc.com)

[www.atelier-ayc.com](http://www.atelier-ayc.com)





casa bella - COTE D'AZUR - 2026

## FRENCH PROPERTIES

---

# FRENCH PROPERTIES FOR SALE

CURATED HOMES  
DESIRABLE LOCATIONS  
EXCEPTIONAL LIFESTYLES

---

From the French Riviera, our curated collection showcases exceptional properties in some of France's most desirable locations.



### PRIME LOCATIONS

---

Across the French Riviera and carefully selected destinations in France.



### CURATED SELECTION

---

A selection of villas, apartments and distinctive residences suited to a wide range of lifestyles and investment objectives.



### CONFIDENTIAL ACCESS

---

Selected off-market opportunities available through our trusted and discreet network.

Our approach combines local expertise, international reach and personalized advisory to accompany clients through every stage of their real estate journey in France.

---

We invite you to share your vision of the perfect home and we will dedicate ourselves to making it a reality.



FRENCH PROPERTIES FOR SALE



## A RIVIERA CLASSIC

### SOLE AGENT

Located in one of Cap d'Ail's most sought-after residences, this apartment offers excellent renovation potential, including the possibility of creating a second bedroom. A generous terrace, cellar, residents' swimming pool, concierge service and landscaped grounds enhance its appeal.



MORE INFO



83 M<sup>2</sup>



1 (2) BEDS



1 BATH



31 M<sup>2</sup> TERRACE



OPTIONAL



SHARED

PRICE: 950 000 €



ELEVATED RIVIERA LIVING

SOLE AGENT

Perched above the Mala coastline, this top-floor apartment enjoys sweeping views across Cap Estel, Beaulieu-sur-Mer and Saint-Jean-Cap-Ferrat. Recently renovated and tilted with natural light, it combines generous outdoor living with the relaxed elegance of the Riviera.



MORE INFO



92 M<sup>2</sup>



2 BEDS



2 BATHS



18 M<sup>2</sup> TERRACES

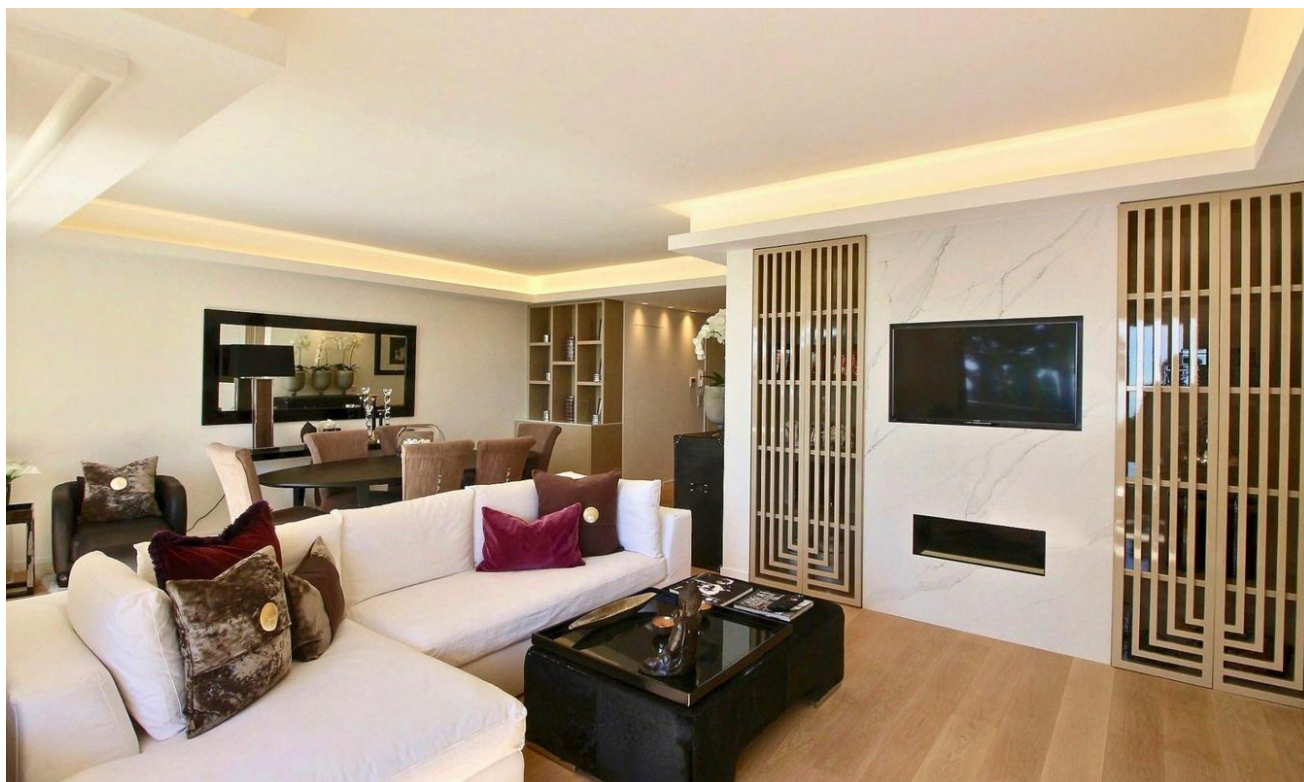


1 PARKING



SHARED

PRICE: 1 290 000 €



## TURNKEY RIVIERA HOME

### SOLE AGENT

Defined by generous volumes, high-quality materials and bespoke interior finishes, this elegant apartment is located within one of Cap d'Ail's most sought-after residences. A garage, large cellar and access to the residence's swimming pool and landscaped grounds complete the offering.



MORE INFO



140 M<sup>2</sup>



3 BEDS



3 BATHS



27 M<sup>2</sup> TERRACES



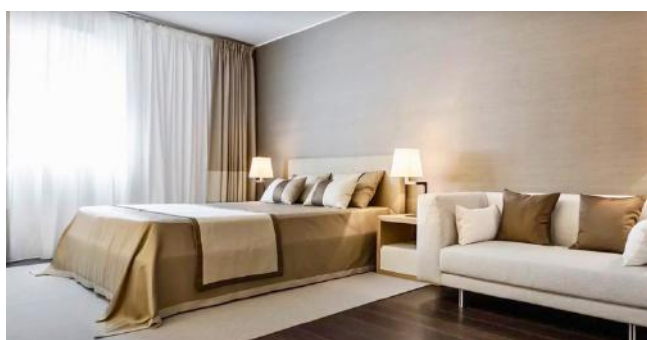
1 GARAGE



SHARED

PRICE UPON REQUEST

## EXCEPTIONAL LOCATION



## REFINED COASTAL LIVING

Situated in a prestigious residence just steps from Marquet Beach, this beautifully renovated 1-bedroom apartment offers elegance, comfort and an exceptional location. High-end finishes and a peaceful outdoor space create a sophisticated Riviera retreat. Beach, port and Monaco are all within easy walking distance.



MORE INFO

107 M<sup>2</sup>

1 BED



2 BATHS

46 M<sup>2</sup> TERRACE

1 PARKING



SOUTH

PRICE: 1 987 500 €

## ROOFTOP LIVING



## REFINED BOURGEOIS PENTHOUSE

A refined bourgeois-style penthouse combining generous volumes, remarkable natural light and panoramic sea views. Featuring elegant high ceilings, historic parquet flooring and an exceptional rooftop terrace with jacuzzi, this rare residence captures the timeless spirit of the Riviera.



MORE INFO

135 M<sup>2</sup>

3 BEDS



3 BATHS

ROOF 60 M<sup>2</sup>

2 PARKINGS



SHARED

PRICE: 3 700 000 €



CAP D'AIL

## VILLA AMORE

---

Inspired by the iconic residences of California's Bel Air, Villa Amore is a rare trophy estate overlooking Monaco, Saint-Jean-Cap-Ferrat and the Mediterranean Sea. Floor-to-ceiling glazing, refined architecture and beautifully landscaped grounds create an exceptional sense of space, light and privacy.

Designed for seamless indoor-outdoor living, the property combines expansive reception areas, five en-suite bedrooms, an infinity pool and extensive terraces, all set within one of the Riviera's most sought-after residential locations.

SOLE AGENT



## A CONTEMPORARY RIVIERA LANDMARK

Beyond its striking architecture, Villa Amore offers the lifestyle of a private Mediterranean resort. A dedicated wellness level features a cinema, wine cellar, gym, sauna, hammam and jacuzzi, while beautifully landscaped grounds, cascading water features and exceptional outdoor living spaces elevate everyday living into a truly exceptional experience.



840 M<sup>2</sup>  
LIVING SPACE



7,000 M<sup>2</sup>  
LANDSCAPED GROUNDS



PRIVATE WELLNESS &  
ENTERTAINMENT LEVEL



GUEST HOUSE  
PRIVATE OFFICE



270 M<sup>2</sup>  
GARAGE



PRICE UPON REQUEST



BELLE ÉPOQUE REIMAGINED

Ideally positioned in the heart of Beausoleil, this beautifully renovated apartment combines Belle Epoque charm with modern comfort. Set in a classic building with elevator, it offers a bright open-plan living space, two ensuite bedrooms and balconies that capture the city's vibrant atmosphere.



MORE INFO



72 M<sup>2</sup>



2 BEDS



2 BATHS



3 BALCONIES

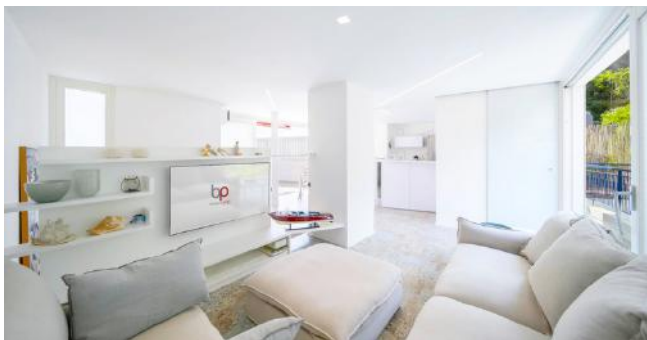


ELEVATOR



CELLAR

PRICE: 730 000 €



## EXCEPTIONAL WATERFRONT PENTHOUSE

**SOLE AGENT**

A rare waterfront duplex penthouse in Èze, fully renovated in 2022. Featuring breathtaking sea views, elegant interiors and a magnificent 43 m<sup>2</sup> terrace overlooking the marina and the Mediterranean. With 4 bedrooms and direct access to the beach and port, it perfectly captures the Riviera lifestyle.



MORE INFO



117 M<sup>2</sup>



4 BEDS



2 BATHS



54 M<sup>2</sup> TERRACES



5 PARKINGS



WATERFRONT

PRICE: 1 980 000 €



SOLE AGENT

A VILLA TO ENJOY TODAY.  
A VISION FOR TOMORROW.

Set in one of the French Riviera's most privileged hillside locations, this private villa enjoys panoramic Mediterranean views, complete privacy and a unique natural setting just minutes from Monaco. Positioned adjacent to the renowned Château Balzan estate, it represents a rare combination of prestige, tranquillity and long-term value.

The existing residence offers immediate comfort and effortless Riviera living, while an approved planning permit provides the opportunity to significantly expand the property or develop a landmark contemporary estate of up to 1,150 m<sup>2</sup>.

An exceptional property for today, with remarkable potential for tomorrow.



MORE INFO



280 M<sup>2</sup>



3 BEDS



2 BATHS



3,500 M<sup>2</sup> LAND



GARAGE & PARKINGS



PRICE UPON REQUEST



A RARE OPPORTUNITY IN EZE

Adjacent to the renowned Le Château Balzan estate, this exceptional plot occupies one of Èze's most privileged residential settings. Offering panoramic Mediterranean views and absolute privacy, it presents a rare opportunity to create a landmark contemporary residence of up to 1,150 m<sup>2</sup> just minutes from Monaco.



MORE INFO



3,500 M<sup>2</sup> LAND



1,150 M<sup>2</sup> BUILDABLE AREA



APPROVED PROJECT



PANORAMIC VIEWS

PRICE UPON REQUEST



A FUTURE RIVIERA LANDMARK

Benefiting from planning permission for a contemporary villa of approximately 499 m<sup>2</sup>, this exceptional 2,380 m<sup>2</sup> sea-view plot offers the opportunity to create a striking residence with five suites, generous living spaces and refined contemporary architecture.



MORE INFO



2,800 M<sup>2</sup> LAND



460 M<sup>2</sup>



5 SUITES



CINEMA & GYM

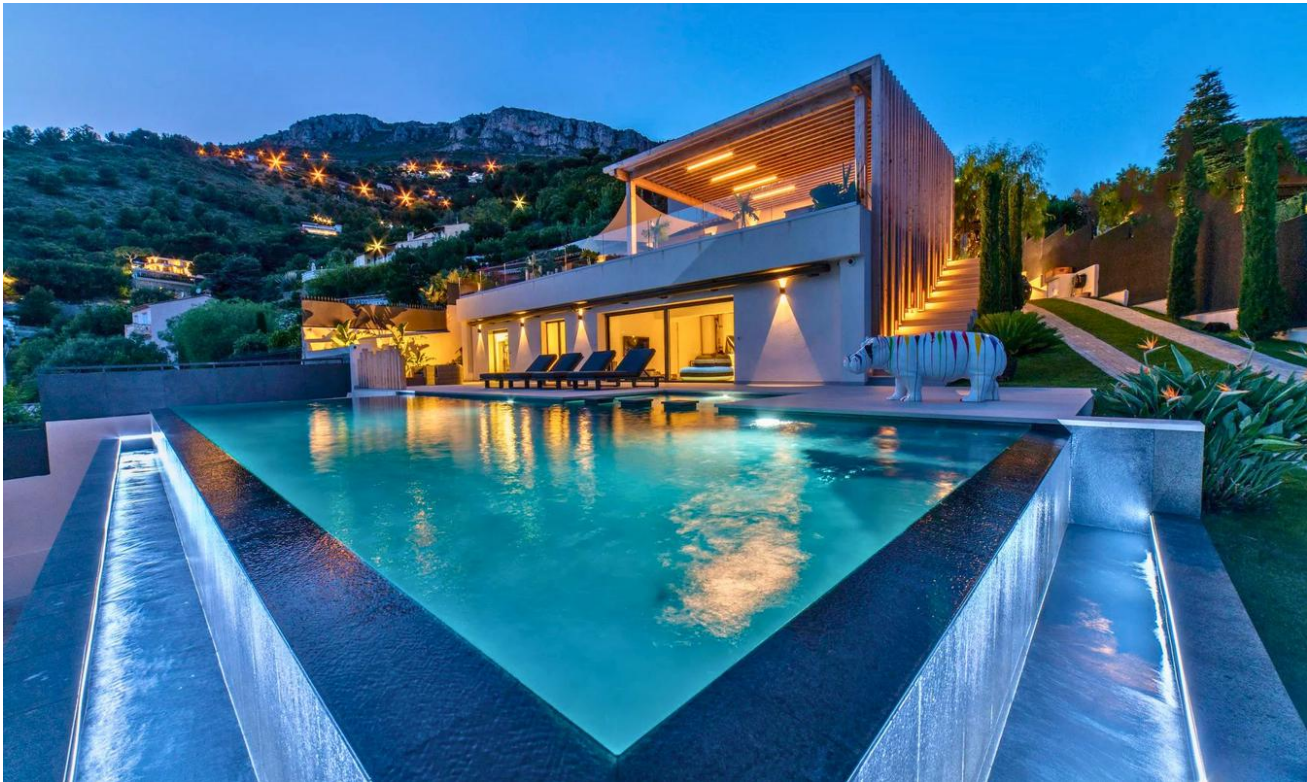


GARAGE & PARKINGS



23.5 M INFINITY

PRICE: 3 290 000 €



CALIFORNIAN ELEGANCE IN EZE

Just 5 minutes from Monaco, this fully renovated villa offers contemporary elegance, spectacular sea views and exceptional privacy. A stunning swimming pool, fitness room, sauna, jacuzzi, summer kitchen and beautifully designed outdoor spaces complete the experience.



MORE INFO



213 M²



4 BEDS



5 BATHS



1,400 M² LAND



30 M² GARAGE



INFINITY POOL

PRICE UPON REQUEST



### CONTEMPORARY TOP-FLOOR LIVING

Perched on the top floor of a residence in Carnolès, this fully renovated apartment enjoys panoramic sea and city views, generous interiors and exceptional natural light. With three bedrooms, expansive terraces and contemporary finishes throughout, it offers effortless Riviera living within walking distance of beaches and local amenities.



MORE INFO



156 M<sup>2</sup>



3 BEDS



2 BATHS



65 M<sup>2</sup> TERRACES



1 GARAGE



ELEVATOR

PRICE: 1 200 000 €



TIMELESS PROVENÇAL LIVING

Set in a commanding position above Roquebrune Cap Martin, this Provençal villa enjoys uninterrupted views stretching from Italy to Monaco. Generous living spaces, Mediterranean gardens and a remarkable sense of privacy define this elevated Riviera residence.



MORE INFO



400 M<sup>2</sup>



5 BEDS



5 BATHS



2,100 M<sup>2</sup> LAND



5 PARKINGS



& POOL HOUSE

PRICE: 3 400 000 €



NEWLY COMPLETED RESIDENCE

SOLE AGENT

Nestled within the sought-after residential enclave of Le Hameau, just minutes from Monaco, this newly completed villa combines generous living spaces, privacy and a beautifully landscaped setting. Designed for contemporary Riviera living, it is ready to be enjoyed from day one.



MORE INFO



450 M<sup>2</sup>



5 BEDS



5 BATHS



1,700 M<sup>2</sup> LAND



190 M<sup>2</sup> GARAGE



POOL

PRICE: 3 950 000 €



ARCHITECT-DESIGNED RESIDENCE

Recently renovated in 2024, this architect-designed villa offers exceptional volumes, generous living spaces and bespoke walk-in closets. Several additional rooms provide the flexibility to create a cinema, fitness area, wellness facilities or other leisure spaces, just minutes from Monaco.



MORE INFO



440 M<sup>2</sup>



5 BEDS



5 BATHS



1,770 M<sup>2</sup> LAND



55 M<sup>2</sup> GARAGE



POOL

PRICE: 3 950 000 €



## PANORAMIC MODERN VILLA

Set within a private and secure domain in one of Roquebrune-Cap-Martin's most sought-after residential settings, this contemporary villa was recently renovated to a high standard and combines generous volumes, panoramic sea views and refined finishes. A beautifully landscaped plot and expansive terraces complete the property.



MORE INFO



240 M<sup>2</sup>



4 BEDS



4 BATHS



2,000 M<sup>2</sup> LAND



40 M<sup>2</sup> GARAGE



POOL

PRICE: 5 950 000 €



FACING MONACO

Enjoying a dominant position above Roquebrune Cap Martin, Villa Jasmin commands panoramic views across the Mediterranean and Monaco. Featuring four en-suite bedrooms, generous living spaces, expansive terraces and an infinity pool, the property offers a rare opportunity to personalise a contemporary Riviera residence.



MORE INFO



420 M<sup>2</sup>



4 BEDS



4 BATHS



2,100 M<sup>2</sup> LAND



170 M<sup>2</sup> PARKING



INFINITY

PRICE: 6 500 000 €



## ESTATE ABOVE MONACO

Enjoying a privileged position within a private estate near Monaco, this elegant villa offers a rare combination of space, privacy and Mediterranean views. Designed for effortless Riviera living, it features five en-suite bedrooms, landscaped gardens, a pool house and generous outdoor areas for entertaining and relaxation.



MORE INFO



540 M<sup>2</sup>



5 BEDS



1,600 M<sup>2</sup> LAND



2 GARAGES



CARETAKER HOUSE



& POOL HOUSE

PRICE: 7 300 000 €



## SEA VIEW SANCTUARY

Located in a peaceful residential setting of Roquebrune Cap Martin, this contemporary villa is currently undergoing a complete renovation with premium finishes. Designed to embrace panoramic sea views, it combines generous living spaces, landscaped outdoor areas and an infinity pool, creating a refined coastal retreat just minutes from Monaco.



MORE INFO



264 M<sup>2</sup>



4 BEDS



4 BATHS



GARAGE & PARKING



INFINITY



PANORAMIC VIEWS

PRICE: 7 500 000 €



VILLA VITTORIA MARE

Recently renovated to a high standard, this contemporary villa combines clean architectural lines with generous interiors and beautifully designed outdoor spaces. Featuring four bedrooms, expansive terraces and premium finishes throughout, it offers a refined lifestyle in one of Roquebrune Cap Martin's most desirable residential settings.



MORE INFO



280 M<sup>2</sup>



4 BEDS



1,500 M<sup>2</sup> LAND



90 M<sup>2</sup> GARAGE



ELEVATOR



INFINITY

PRICE: 8 900 000 €



NEW DEVELOPMENT NEAR MONACO

New development nearing completion, comprising 14 apartments with private gardens or roof terraces, generous outdoor spaces, a communal swimming pool and landscaped gardens. A rare investment opportunity with strong rental potential, complemented by reduced notary fees of 2.5%.



MORE INFO



850 M<sup>2</sup>



14 APARTMENTS



ROOF TERRACES



PRIVATE GARDENS



34 GARAGES



POOL

PRICE: 9 600 000 €



A RARE FAMILY ESTATE

SOLE AGENT

This spacious villa enjoys abundant natural light, panoramic Mediterranean views and exceptional privacy. Featuring three bedrooms, an independent studio, a separate two-bedroom apartment, a swimming pool, a pétanque court and extensive outdoor areas, it presents a rare opportunity for family living.



MORE INFO



308 M<sup>2</sup>



6 BEDS



5 BATHS



2,550 M<sup>2</sup> LAND



4 PARKINGS



POOL

PRICE: 1 680 000 €



## LANDMARK WATERFRONT ESTATE

A rare and exceptional waterfront property on the prestigious Cap d'Antibes. This elegant estate offers privacy, timeless charm and panoramic Mediterranean views. The main villa, guest house, pool house and beautifully landscaped gardens complete this unique family residence.



MORE INFO



460 M<sup>2</sup>



8 BEDS



8 BATHS



2,400 M<sup>2</sup> LAND



230 M<sup>2</sup> GARAGE



& POOL HOUSE

PRICE: 17 500 000 €

## MARKET INSIGHTS

### THE ULTRA-PRIME MARKET

#### MONACO & THE FRENCH RIVIERA · 2026

Monaco and the French Riviera continue to stand among Europe's most desirable ultra-prime residential markets.

Defined by scarcity, discretion and enduring international appeal, the region's most sought-after addresses combine exceptional views, refined lifestyle and lasting value.

From Monaco to Cap d'Ail, Saint-Jean-Cap-Ferrat, Cannes and Saint-Tropez, demand remains focused on truly rare properties offering privacy, sea views and turnkey quality.



#### KEY MARKET INSIGHTS



##### WATERFRONT RARITY

Direct sea access and prime coastal positioning remain among the strongest drivers of value in the upper tier of the market.



##### MONACO INFLUENCE

Monaco continues to reinforce the Riviera's appeal, supporting demand for secure, well-located and highly discreet properties.



##### INTERNATIONAL APPEAL

Privacy, lifestyle and year-round accessibility continue to attract an international clientele seeking enjoyment and long-term value.



€25M+

ULTRA-PRIME ASSETS  
For exceptional properties



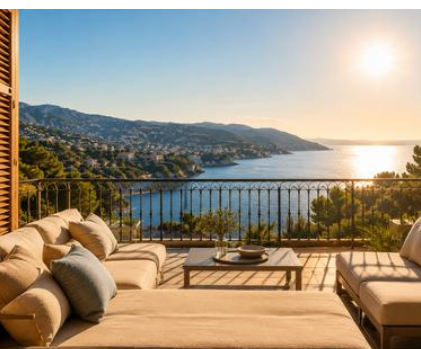
##### SOUGHT-AFTER ADDRESSES

MONACO · CAP D'AIL · CAP FERRAT  
Iconic locations, timeless demand



##### SELECTIVE & RESILIENT

MARKET DYNAMICS  
Limited supply supports demand



#### A TIMELESS LIFESTYLE, A LASTING VALUE

More than a real estate destination, Monaco and the Riviera offer a singular way of life. Their combination of natural beauty, cultural depth, privacy and international connectivity continues to support long-term desirability in the prime residential market.

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*Five Stars Limousines*  
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MONTE-CARLO



PORTO ROTONDO · SARDINIA

# VILLA DUE SPIAGGE

EDITOR'S PICK

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Nestled within 5,632 m<sup>2</sup> of private grounds descending towards the sea, Villa Due Spiagge enjoys direct access to a natural bay and panoramic views across the crystal-clear waters of Costa Smeralda. Located in Porto Rotondo, one of the Mediterranean's most sought-after destinations, the property combines exceptional privacy, natural beauty and a rare waterfront setting.

Designed for elegant indoor-outdoor living, the estate offers generous living spaces, extensive terraces and beautifully landscaped grounds, creating an exceptional retreat for family life, entertaining and long summer stays.



## A RARE COSTA SMERALDA RETREAT

Hidden within the exclusive Punta Lada area, Villa Due Spiagge embodies the understated elegance for which Costa Smeralda is renowned. Three suites and five bedrooms, each with independent access, terrace or patio, are complemented by a swimming pool, outdoor reception areas and staff accommodation.

With 24/7 security, convenient access to Olbia Airport and a future tender dock planned just 50 metres from the property, the estate offers a rare combination of privacy, accessibility and seamless connection to the sea.



546 M<sup>2</sup>  
LIVING SPACE



5,632 M<sup>2</sup>  
PRIVATE GROUNDS



WATERFRONT  
PROPERTY



DIRECT  
BEACH ACCESS



24/7  
SECURITY



PRICE UPON REQUEST

SUCCESSFULLY  
SOLD BY  
BENJAMINPRATT

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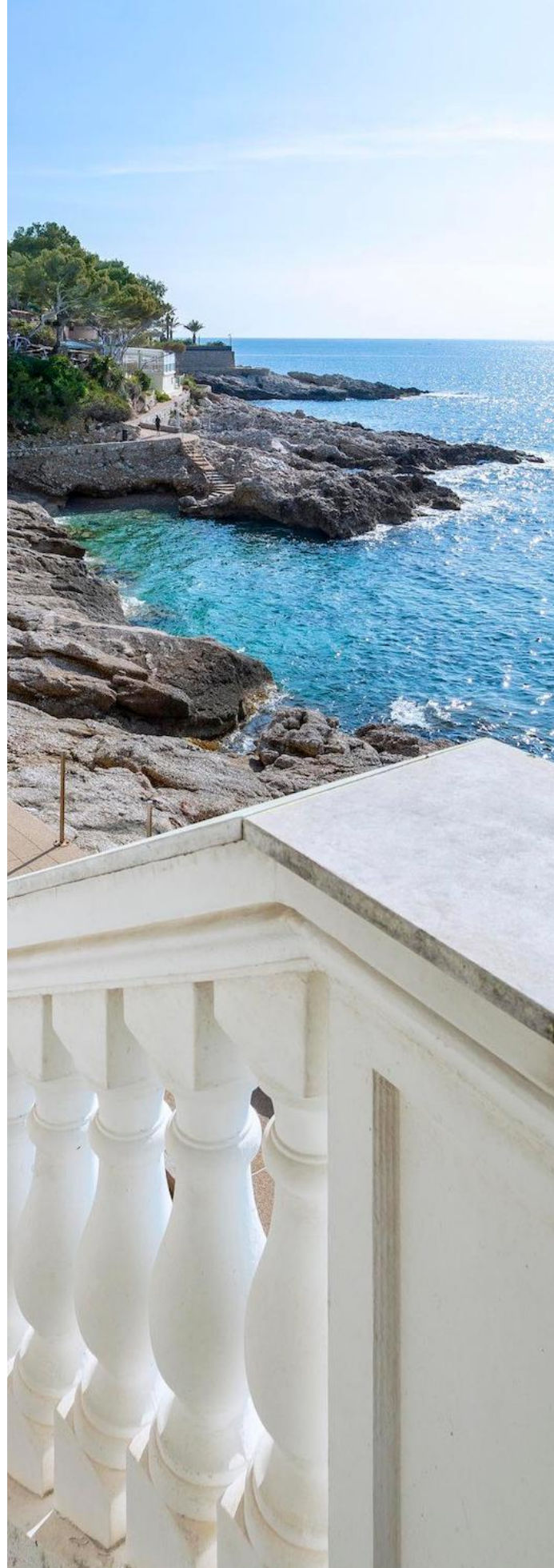
At BENJAMINPRATT,

we have successfully represented a wide range of distinguished properties, from private residences and seafront villas to commercial assets and landmark buildings.

Each transaction reflects more than market expertise alone. It speaks to the trust placed in us by our clients, our understanding of discreet negotiations and our ability to connect exceptional properties with the right buyers.

Over the years, our activity across Monaco, the French Riviera and Paris has been defined by a tailored, relationship-driven approach rooted in discretion, precision and long-term vision.

The following pages present a curated selection of properties successfully sold through our network and expertise.



SOLD BY BENJAMINPRATT

## A LEGACY OF EXCEPTIONAL SALES

### PLACE DE L'ÉTOILE PARIS

SOLD BY BENJAMINPRATT

In 2014, BENJAMINPRATT facilitated the sale of one of Paris' most emblematic and historically significant properties, ideally positioned on the prestigious Place de l'Étoile, directly facing the Arc de Triomphe.

This remarkable Haussmannian building, now home to the Embassy of Kazakhstan, occupies a highly strategic location at the convergence of Avenue Hoche, Avenue de Friedland and the Champs-Élysées, one of the most distinguished addresses in the French capital.

A transaction of exceptional scale and symbolic importance, reflecting BENJAMINPRATT's longstanding expertise in landmark properties, diplomatic assets and ultra-prime real estate opportunities.



#### HISTORIC SIGNIFICANCE

Rooted in the grand urban vision of Napoleon III and Baron Haussmann, the property stands as a testament to Parisian architectural heritage and the enduring prestige of the Place de l'Étoile.



#### DIPLOMATIC PRESENCE

Today serving as the Embassy of Kazakhstan, the building represents a place of international dialogue, institutional trust and diplomatic significance at the highest level.



#### ARCHITECTURAL PRESTIGE

An iconic example of Haussmann-era elegance, combining historical character, exceptional positioning and timeless value within one of the world's most prestigious real estate markets.



PLACE DE L'ÉTOILE, PARIS

## BEAULIEU-SUR-MER BEACHFRONT VILLA



### A RARE ADDRESS ON THE WATER'S EDGE

SOLE AGENT

Ideally positioned between Villa Kérylos and Villa Eiffel, Marina Bella occupies one of the Riviera's most remarkable waterfront settings.

Overlooking the Mediterranean and surrounded by some of Beaulieu-sur-Mer's most iconic landmarks, the property represents a rare chapter of the region's architectural heritage.

### LANDMARK SEASIDE RESIDENCE



BEAULIEU-SUR-MER



WATERFRONT LOCATION



HISTORIC RIVIERA SETTING



204 M<sup>2</sup> LIVING SPACE



5 BEDROOMS

SOLD BY  
BENJAMIN PRATT

CAP D'AIL  
OFF-MARKET BEACH HOUSE



THE LAST SMALL  
WATERFRONT PROPERTY  
ON CAP D'AIL'S SHORELINE

SOLE AGENT

Positioned directly on the shoreline, this rare waterfront residence combined direct sea access, complete privacy and panoramic Mediterranean views.

A discreet coastal retreat in one of Cap d'Ail's most privileged seaside settings, offering an increasingly rare lifestyle at the water's edge.

OFF-MARKET DIRECT TRANSACTION



CAP D'AIL



DIRECT SEA ACCESS



153 M<sup>2</sup> LIVING SPACE



4 BEDROOMS

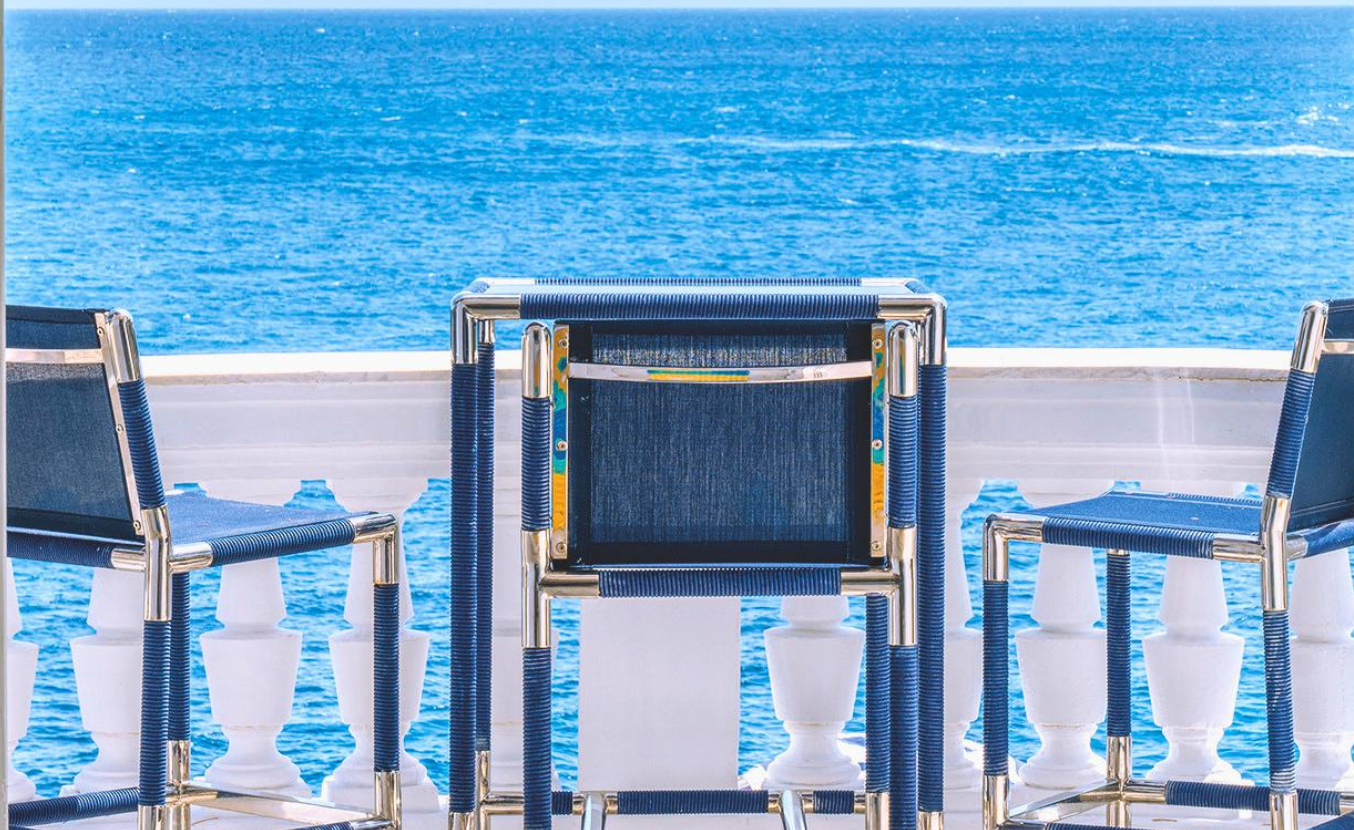


3-4 PARKING SPACES

SOLD BY  
BENJAMIN PRATT

CAP D'AIL

BELLE ÉPOQUE RESIDENCE



## A LANDMARK BELLE ÉPOQUE RESIDENCE

SOLE AGENT

Located within the legendary Les Funambules residence, this exceptional waterfront apartment occupies one of Cap d'Ail's most distinguished Belle Époque addresses.

Overlooking the Mediterranean and surrounded by landscaped gardens, it combines historic elegance with a truly remarkable coastal setting.

### DIRECT TRANSACTION



CAP D'AIL



WATERFRONT LOCATION



BELLE ÉPOQUE ARCHITECTURE



240 M<sup>2</sup> LIVING SPACE



5 BEDROOMS

SOLD BY

BENJAMIN PRATT

CAP D'AIL

WATERFRONT PROPERTY



## A CONTEMPORARY WATERFRONT RETREAT

Set on one of Cap d'Ail's most exclusive waterfront addresses, this contemporary villa offers panoramic sea views. direct access to the Mediterranean and exceptional privacy.

Designed with elegance and comfort in mind, the property combines refined architecture, generous volumes and beautifully landscaped outdoor spaces.

### DIRECT TRANSACTION



CAP D'AIL



WATERFRONT LOCATION



3,600 M<sup>2</sup> PRIVATE PLOT



500 M<sup>2</sup> LIVING SPACE



265 M<sup>2</sup> GARAGE

SOLD BY  
BENJAMIN PRATT

## SELECTED TRANSACTIONS

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BEAUSOLEIL • RIVIERA PALACE  
APARTMENT

---

SOLD



BEAUSOLEIL • L'ALCAZAR  
CORNER APARTMENT

---

SOLD



CAP D'AIL • CENTRE  
BOURGEOIS APARTMENT

---

SOLD



CAP D'AIL • PRIVATE ESTATE  
VILLA FOR RENOVATION

---

SOLD



CAP D'AIL  
PENTHOUSE

---

SOLD



CAP D'AIL  
PLOT • PERMIT FOR 2 VILLAS

---

SOLD



CAP D'AIL  
PLOT OF 7.000M<sup>2</sup>

SOLD



CAP D'AIL  
TROPHY VILLA

SOLD



ÈZE BORD DE MER  
WATERFRONT PENTHOUSE

SOLD



LA TURBIE · LES RÉVOIRES  
VILLA FOR RENOVATION

SOLD



ROQUEBRUNE CAP MARTIN  
APARTMENT BUILDING

SOLD



VILLEFRANCHE SUR MER  
APARTMENT

SOLD

SOLD PROPERTIES REPRESENTED BY BENJAMINPRATT



# SELL SMARTER SELL WITH CONFIDENCE

When it comes to selling your property, results matter. That's why we bring more than just market expertise, we bring a refined, results-driven approach tailored to you.

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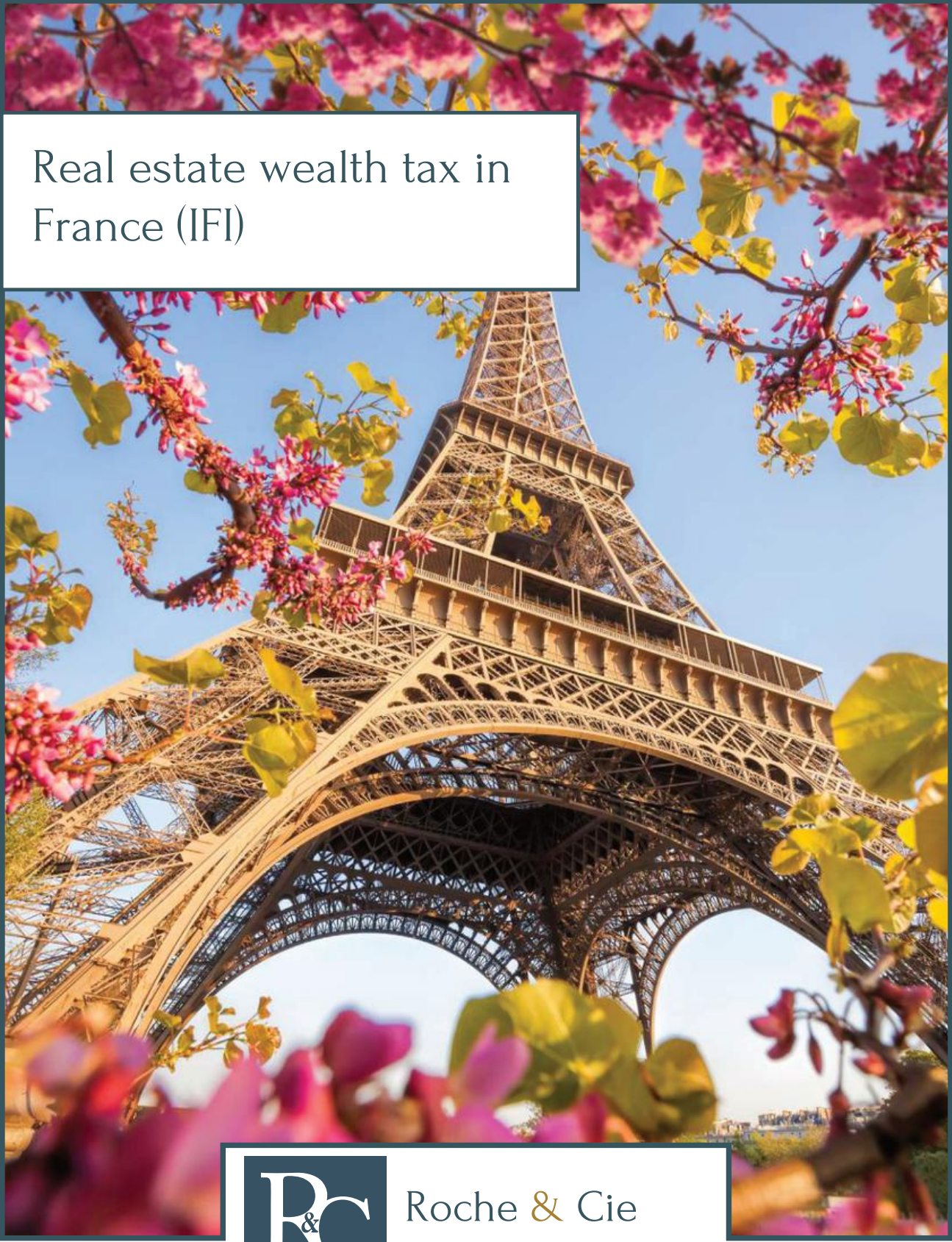
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| <br><b>FREE PROPERTY VALUATION</b><br>Complimentary and accurate valuation based on in-depth market knowledge.      | <br><b>LEGAL COMPLIANCE</b><br>Assistance with all legal requirements for a smooth and secure transaction.                   | <br><b>PROFESSIONAL PRESENTATION</b><br>High-quality photography, elegant brochures and compelling presentations that showcase your property at its best. | <br><b>VIDEO PRODUCTION</b><br>Professional video production to highlight your property's unique lifestyle and appeal. | <br><b>TARGETED MAILINGS &amp; NETWORK ACCESS</b><br>Direct outreach to qualified buyers through our local and international network. |
| <br><b>INTERNATIONAL EXPOSURE</b><br>Access to our trusted network of local and international buyers and investors. | <br><b>TARGETED ADVERTISING</b><br>Strategic advertising in specialized and international media to reach the right audience. | <br><b>REGIONAL PARTNERSHIPS</b><br>Collaboration with selected regional agencies to maximize visibility and buyer reach.                                 | <br><b>ONLINE PROMOTION</b><br>Premium visibility on our website and partner platforms to generate qualified leads.    | <br><b>DEDICATED SUPPORT</b><br>We accompany you from the first meeting to the final signature with discretion and dedication.        |



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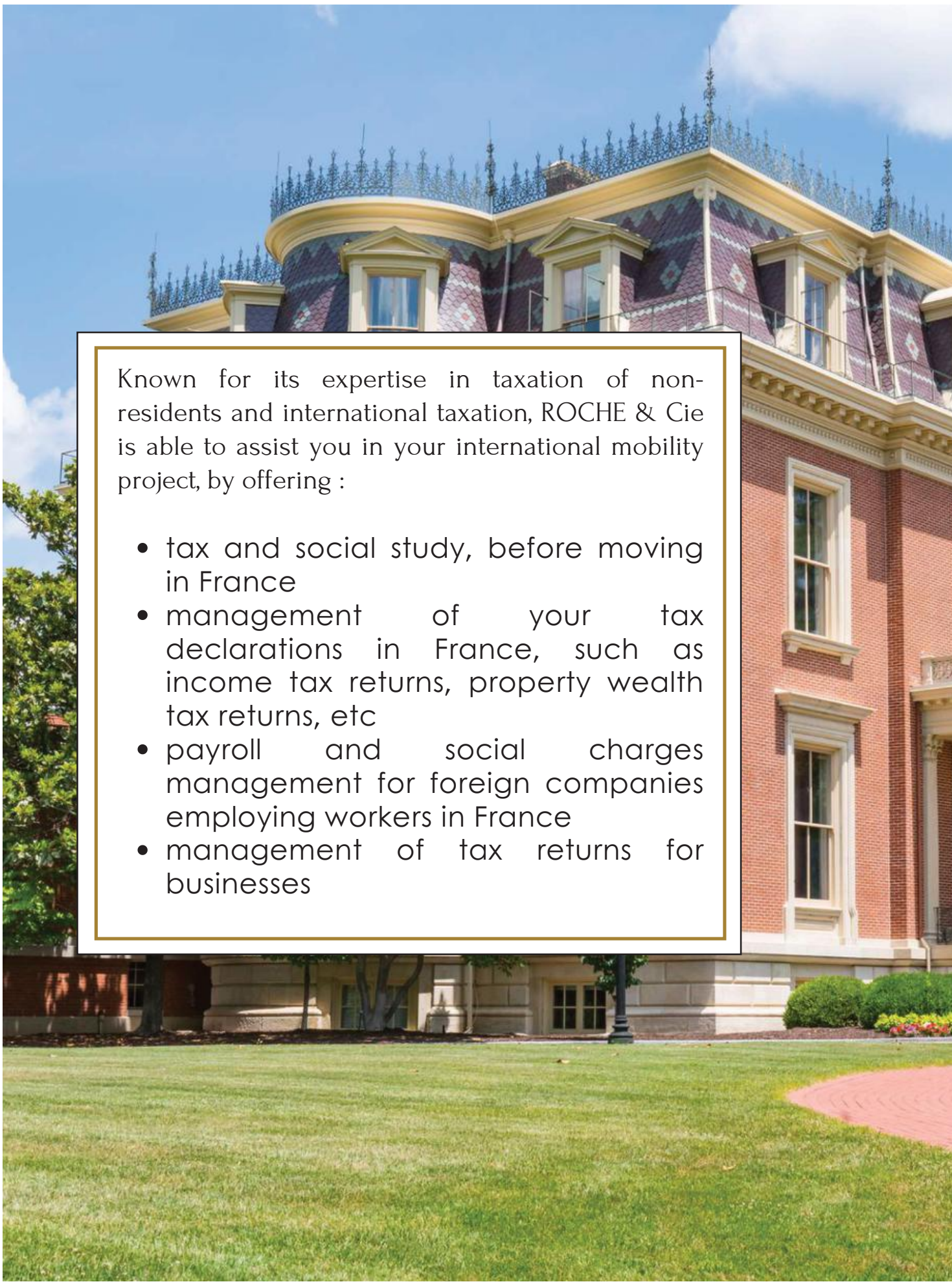
## Real estate wealth tax in France (IFI)



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- payroll and social charges management for foreign companies employing workers in France
- management of tax returns for businesses



Sandy Dalmas  
Associate  
Chartered Accountant

[contact@cabinet-roche.com](mailto:contact@cabinet-roche.com)

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In 2017, French wealth tax underwent a major reform. Thus, since 1st January 2018, real estate wealth tax (impôt sur la fortune immobilière, IFI) has replaced the former, more general wealth tax (impôt de solidarité sur la fortune, ISF).

From this day forth, wealth tax in France only targets possession of real estate assets or real estate rights. We hope that reading this white paper will help you to better understand the outline of this tax and the consequences of owning real estate assets in France or electing to make France your tax domicile.

# Who is liable for the real estate wealth tax (IFI)?

The IFI is a tax paid by individuals whose net value of the taxable assets exceeds the threshold of €1.3 million, set in article 964 of the French Tax Code (CGI).



The real estate wealth tax (IFI) is an annual tax. To calculate it, we consider the market value of the assets on the 1st January of the taxable year.

# IFI



## Who are the tax payers ?

Legal entities, both public and private, are not subject to the IFI. However, shares of the companies owning themselves taxable property or rights, are taxed as the shareholders' assets.

Exception : Are excluded shares of the companies containing properties allocated to the taxpayer's main professional activity.

Only private individuals are liable for real estate wealth tax (IFI).





# The composition of the tax household

**In terms of IFI, the tax base is assessed at the level of the tax household. It is therefore necessary to aggregate the real estate owned by the various members of the household including:**

- spouses;
- PACSed couples (civil union partnerships);
- cohabitants;
- minor children for whom a parent manages legal administration for properties.

It should be noted that unmarried couples living as cohabitators are considered as a tax household in their own right with regards to wealth tax.

**Example:** Oliver and Sophie have been living together for ten years. Olivier owns several properties worth a total of €1 million. Following the death of her aunt, Sophie has just inherited an apartment worth €500,000. Although they are not married, Olivier and Sophie are considered a tax household for the purposes of real estate wealth tax. The value of their jointly owned real estate exceeds the tax threshold set at €1.3 million, so they are therefore liable for real estate wealth tax.

# Impact of the tax residence



Tax domicile status is assessed on January 1st of the tax year (for example on 01/01/2022 for the IFI to be paid in 2022) for each person considered a member of the tax household.

This makes it possible to determine which assets are considered net taxable properties in France.



## **For people living abroad**

For people residing abroad and subject to international tax agreements, taxable assets include real estate and rights located in France only.



## **For people residing in France or considered as such**

For people residing in France, taxable assets include property and real estate rights located in France and abroad, held directly or indirectly (through a company, for example).



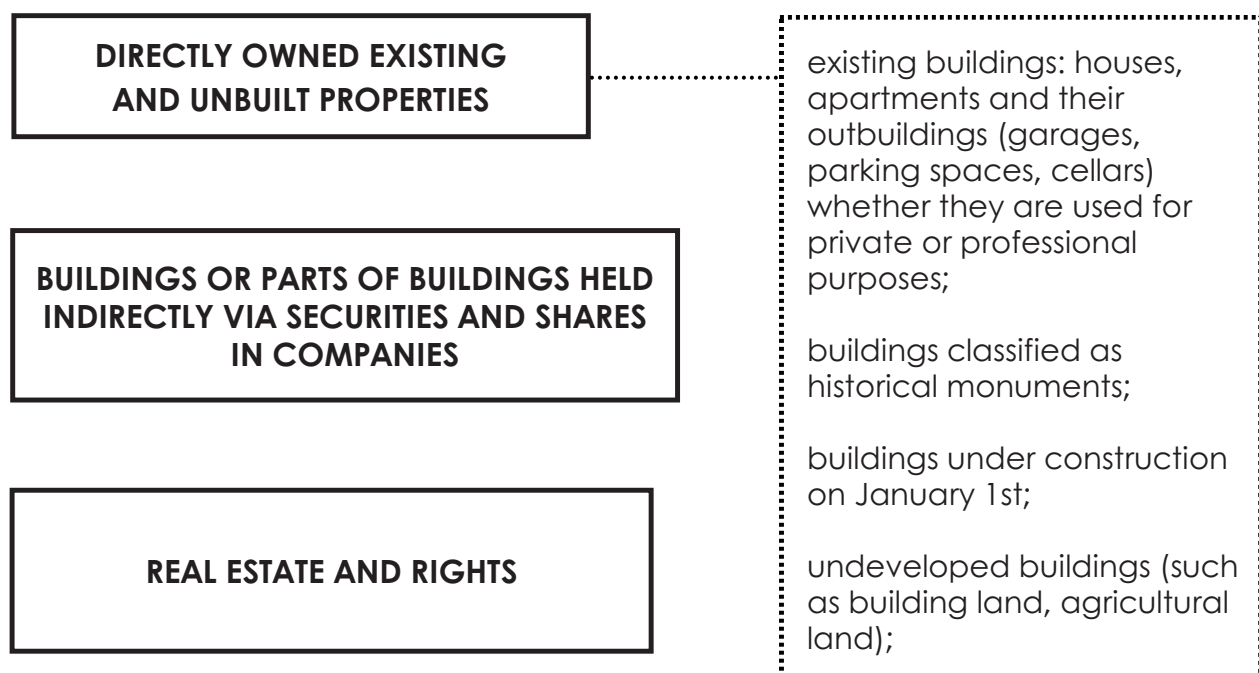
## Tax advantage for inpatriates

Under certain conditions, newly settled taxpayers in France benefit from a temporary exemption on property and real estate rights located abroad. They are taxed on property located in France and this until December 31 of the fifth year following the declaration of their residence in France, regardless of the reason for transferring their the tax residence (for example, professional mobility, retirement, etc.).

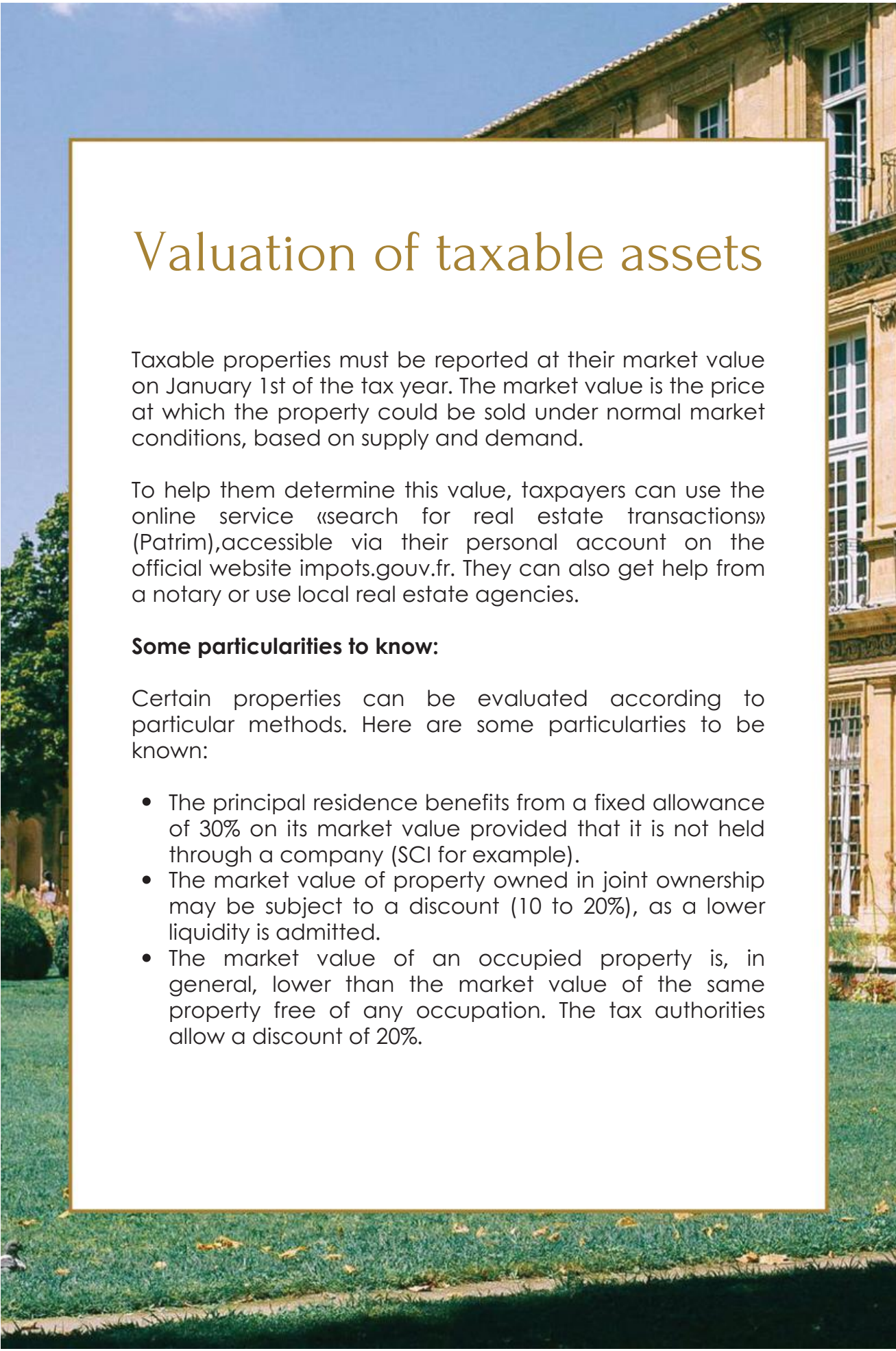


# Taxable assets

The IFI is based on the net value of real estate assets owned by the tax household on January 1st of the tax year. Taxable assets consist of all property and real estate rights held directly or indirectly by the tax household for the IFI purposes.



**Combining legal security, optimisation and pleasure**



# Valuation of taxable assets

Taxable properties must be reported at their market value on January 1st of the tax year. The market value is the price at which the property could be sold under normal market conditions, based on supply and demand.

To help them determine this value, taxpayers can use the online service «search for real estate transactions» (Patrim), accessible via their personal account on the official website [impots.gouv.fr](http://impots.gouv.fr). They can also get help from a notary or use local real estate agencies.

## **Some particularities to know:**

Certain properties can be evaluated according to particular methods. Here are some particularities to be known:

- The principal residence benefits from a fixed allowance of 30% on its market value provided that it is not held through a company (SCI for example).
- The market value of property owned in joint ownership may be subject to a discount (10 to 20%), as a lower liquidity is admitted.
- The market value of an occupied property is, in general, lower than the market value of the same property free of any occupation. The tax authorities allow a discount of 20%.



# Property exempt from the IFI

## Some properties may be exempt from the IFI:

Real estate and rights considered professional property are totally exempt when several conditions are met, including the following:

- The real estate or rights must be used in the context of an industrial, commercial, artisanal, agricultural or liberal profession. The professional activity concerned must include the actual practice of the profession on a regular and constant basis in a manner, that is likely to provide the person exercising it with the means to earn a living.
- This activity must be carried out by the owner of the property or real estate rights, spouse, civil union partner, cohabitant or legally recognized minor children.
- The activity must be the taxpayer's main profession and constitute an essential part of their professional activity.
- The property or rights must be essential for the practice of the profession.



The taxpayer may also benefit, under certain conditions, from a partial exemption (75%) for the following assets :

- woods and forests, shares in forestry groups, sums deposited in a forestry investment and insurance account (CIFA),
- rural property leased on a long-term basis,
- shares in non-operator agricultural land groups.

The list of exempted assets and the conditions for their exemption presented here are not exhaustive.

# Special cases

## Dismembered assets (usufruct/bare-ownership)

With some exceptions, in the case of dismemberment, the usufructuary must declare the full value of the property or real property rights.

## Assets held through a foreign company

Unless otherwise provided for in international tax treaties, shares of companies established outside France are also included in the taxable amount of the IFI, up to the fraction representing real estate assets and rights located in France.

## Assets held through a foreign trust

Holding real estate assets through a trust does not make them ineligible for the IFI. Since the 2011 amended Finance Act, all trusts are handled in the same way regardless of their nature:

- the settlor of the trust is the only person liable for real estate wealth tax in France;
- upon their death, the beneficiary “deemed to be the settlor” becomes liable for this tax.

To be deductible, debts must meet the following cumulative conditions:

- They must be in existence on January 1st of tax year,
- They must be the personal responsibility of a tax household member.
- They must be related to taxable assets,
- They must be provable by various means of evidence.



# Debts allowed as deduction

**The law lists the debts allowed as a deduction, which are debts taken on in order to finance building or security acquisitions or to finance building works.**

**Deductible debts include:**

- Debts relating to expenses for the acquisition of real estate or rights,

- Debts relating to expenditure for improvements, construction, reconstruction or expansion

- Debts relating to expenses for the acquisition of shares or stocks in proportion to the value of the real estate and rights,

- Certain tax debts (property tax, and theoretical IFI)



# Non-deductible debts or debts with limited deductibility

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Debts within the family circle</b>                 | <p>Debts taken on directly or indirectly (through interposed companies, for example) by the taxpayer, his or her spouse or civil partner, civil union partner or minor children are no longer deductible.</p> <p>Debts taken on directly or indirectly with an ascendant, descendant (except minor children), brother or sister are no longer deductible EXCEPT if the taxpayer can justify the normal nature of the transaction (for example, a loan agreed under market conditions).</p>                    |
| <b>Bullet loans (including "interest only" loans)</b> | <p>Taking out a loan repayable in one lump sum at the end of the contract was a practice commonly used to reduce the taxable base for the ISF (the former wealth tax in force before January 1st, 2018). This scheme allowed the taxpayer to deduct a fixed-amount debt throughout the term of the loan. Now, these debts are only deductible up to the total amount of the loan reduced by a prorated amount taking into account the number of years elapsed over the total number of years of the loan.</p> |
| <b>Limitation beyond €5 million of assets</b>         | <p>When the value of the taxable assets exceeds €5 million and the amount of the deductible debts exceeds 60% of this value, the part of the debt exceeding 60% is deductible only for half of its value.</p>                                                                                                                                                                                                                                                                                                 |

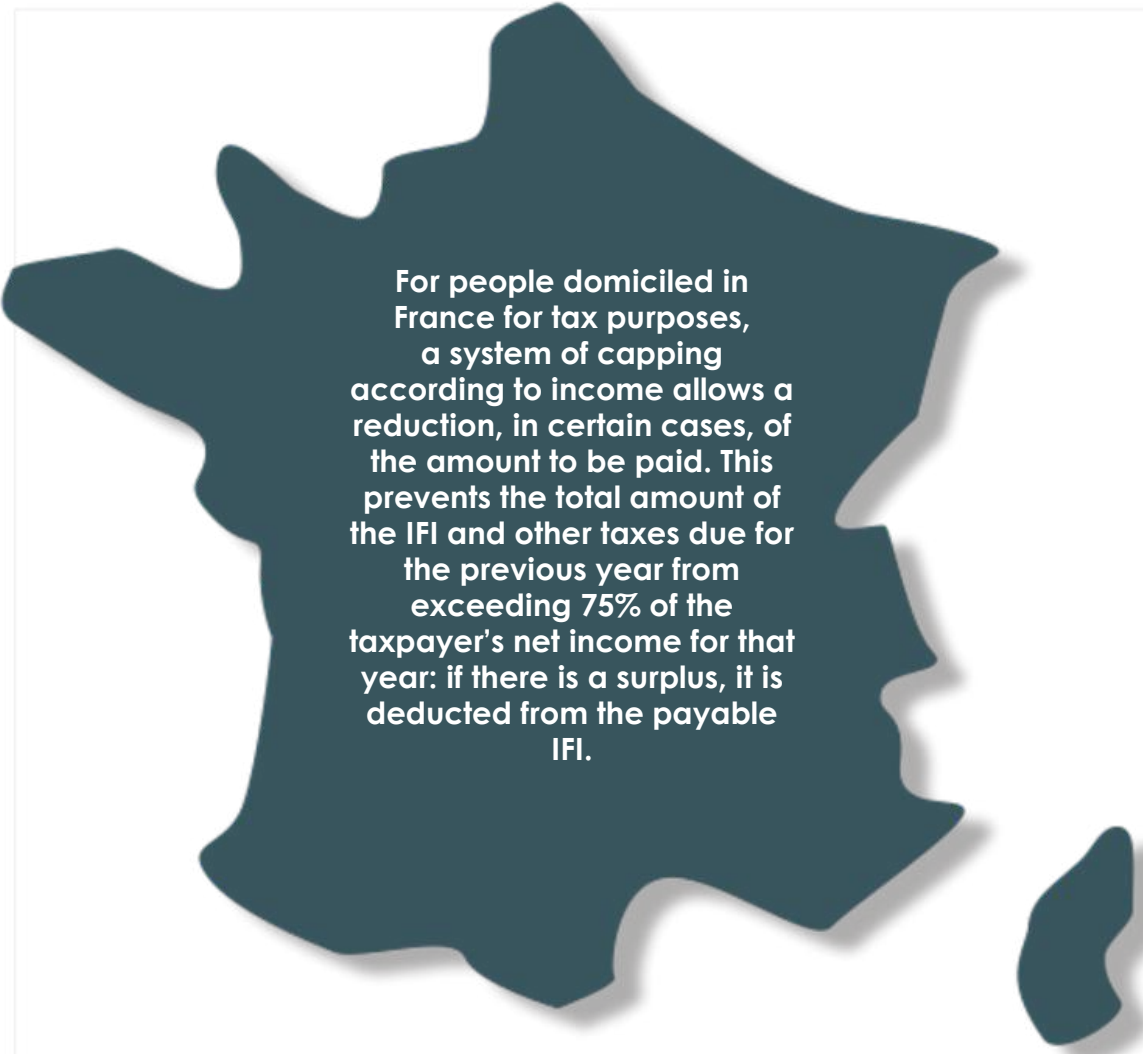
| Fraction of the net taxable value of the assets               | Applicable rate<br>(in percentage) |
|---------------------------------------------------------------|------------------------------------|
| Not exceeding 800 000 €.                                      | 0                                  |
| More than 800 000 € and less than or equal to 1 300 000 €.    | 0,50                               |
| Greater than €1,300,000 and less than or equal to €2,570,000  | 0,70                               |
| Greater than €2,570,000 and less than or equal to €5,000,000  | 1                                  |
| More than 5 000 000 € and less than or equal to 10 000 000 €. | 1,25                               |
| More than €10,000,000                                         | 1,50                               |

## Application of a progressive scale

**Example:** For a real estate asset worth €1.4 million, the calculation will be  $800,000 \times 0\% + (800,000 - 1,300,000) \times 0.5\% + (1,300,000 - 1,400,000) \times 0.7\%$ : €3200. The IFI will therefore be €3200.



## Real estate wealth tax ceiling



For people domiciled in France for tax purposes, a system of capping according to income allows a reduction, in certain cases, of the amount to be paid. This prevents the total amount of the IFI and other taxes due for the previous year from exceeding 75% of the taxpayer's net income for that year: if there is a surplus, it is deducted from the payable IFI.



## Tax reduction for donations to public interest organizations

Public or private, non-profit, research, higher education or arts institutions and some higher education institutions

Foundations recognized as being of public use which make assets available for general interest causes (examples: the Abbé-Pierre Foundation, the Salvation Army, etc.);

Companies that help the unemployed rejoin the workforce

Intermediary associations that help people with social and professional difficulties reintegrate and return to work (examples: Ardie Fédération Francilienne des associations intermédiaires)

Sites offering activities and professional support for people in social and professional difficulty

Companies adapted for people with disabilities;

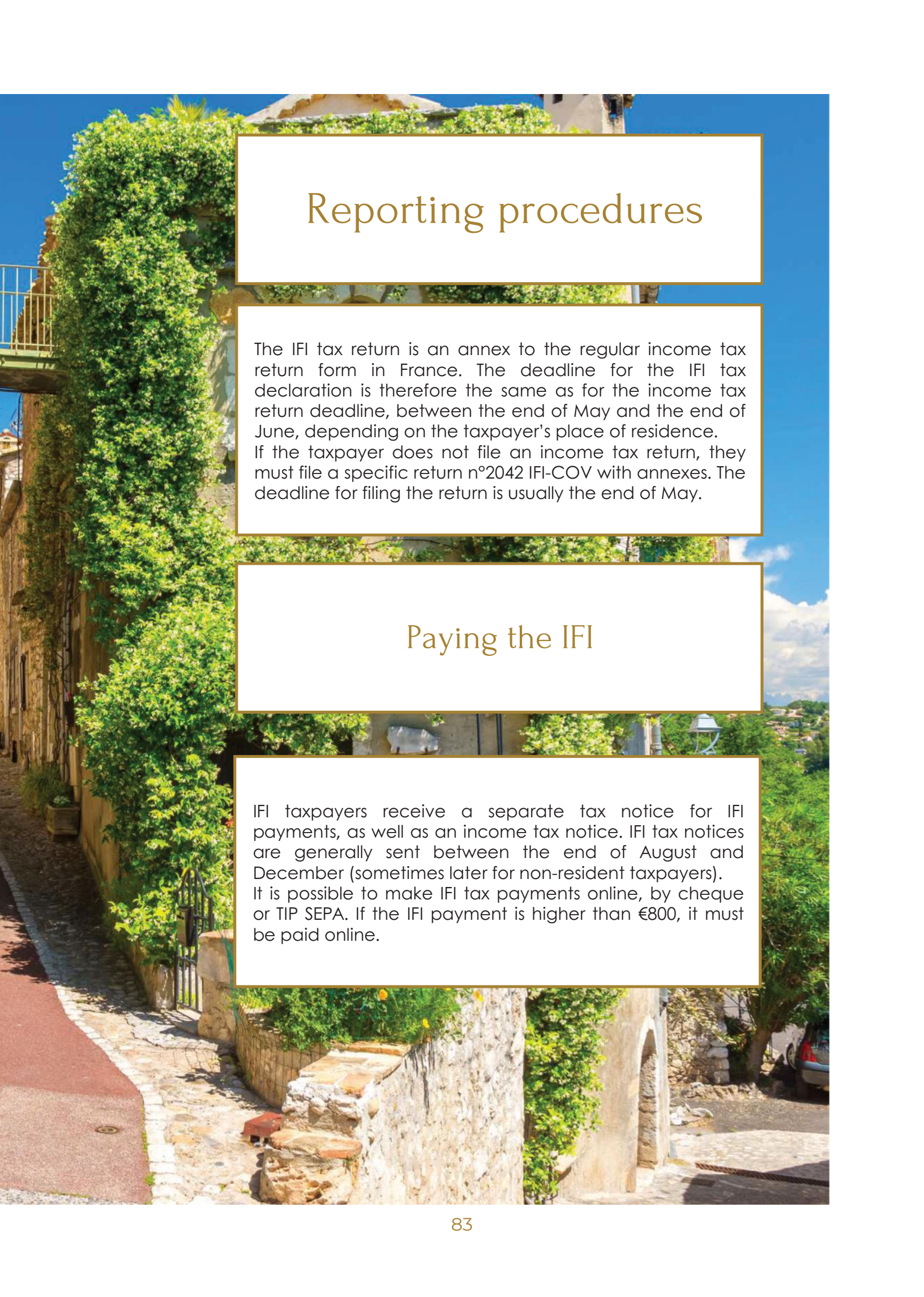
Employers groups which are part of the GEIQ;

The National Research Agency

Certain university foundations and partnership foundations (in accordance with art. 200 of the Education Code)

Recognized associations for financing and supporting the creation or resumption of companies.

Certain accredited organizations whose headquarters are located in a member state of the European Union are also eligible.



## Reporting procedures

The IFI tax return is an annex to the regular income tax return form in France. The deadline for the IFI tax declaration is therefore the same as for the income tax return deadline, between the end of May and the end of June, depending on the taxpayer's place of residence. If the taxpayer does not file an income tax return, they must file a specific return n°2042 IFI-COV with annexes. The deadline for filing the return is usually the end of May.

## Paying the IFI

IFI taxpayers receive a separate tax notice for IFI payments, as well as an income tax notice. IFI tax notices are generally sent between the end of August and December (sometimes later for non-resident taxpayers). It is possible to make IFI tax payments online, by cheque or TIP SEPA. If the IFI payment is higher than €800, it must be paid online.

## Recovery periods

The time allowed for the tax authority to make checks on declarations varies depending on the case:

**In case of insufficient declaration (under-assessment):** the right to review is exercised by the tax authority until December 31 of the third year following the year during which the tax liability was established. Example: for the IFI 2021 return, the right of recovery is exercised until December 31st 2024.

**In other cases (absence of declaration, omission of an asset, need for further research):** the right to review applies until December 31 of the sixth year following the year of the taxable event, in this case January 1 of the tax year. Example: for the IFI 2021, the right of recovery is exercised until December 31st 2027

**An exceptional right of recovery may be exercised until December 31** of the tenth year following the taxable event when the tax liability of assets held abroad in bank accounts, life insurance policies or in trusts has not been sufficiently disclosed by the annual income tax return and its annexes.



# Sanctions

In case of late payment, the administration applies a late payment interest of 0.20% per month and an increase of 10% of the amount of the sums for which the payment was deferred.

- In case of failure to file a tax return, a procedure of automatic taxation is applicable. However, the administration must first establish that the taxpayer is indeed liable for the IFI and implement an adversarial procedure during which the taxpayer can correct their omission.
- Failure to file a return is punishable by late payment interest of 0.20% per month plus a surcharge of: 10% if no formal notice is given to file the declaration or to submit the document for registration, or if the document is filed within thirty days of the first formal notice; 40% if the document has not been filed within 30 days from the date of receiving a first notice of default;
- In case of fraud, the penalties can be as high as 80%.



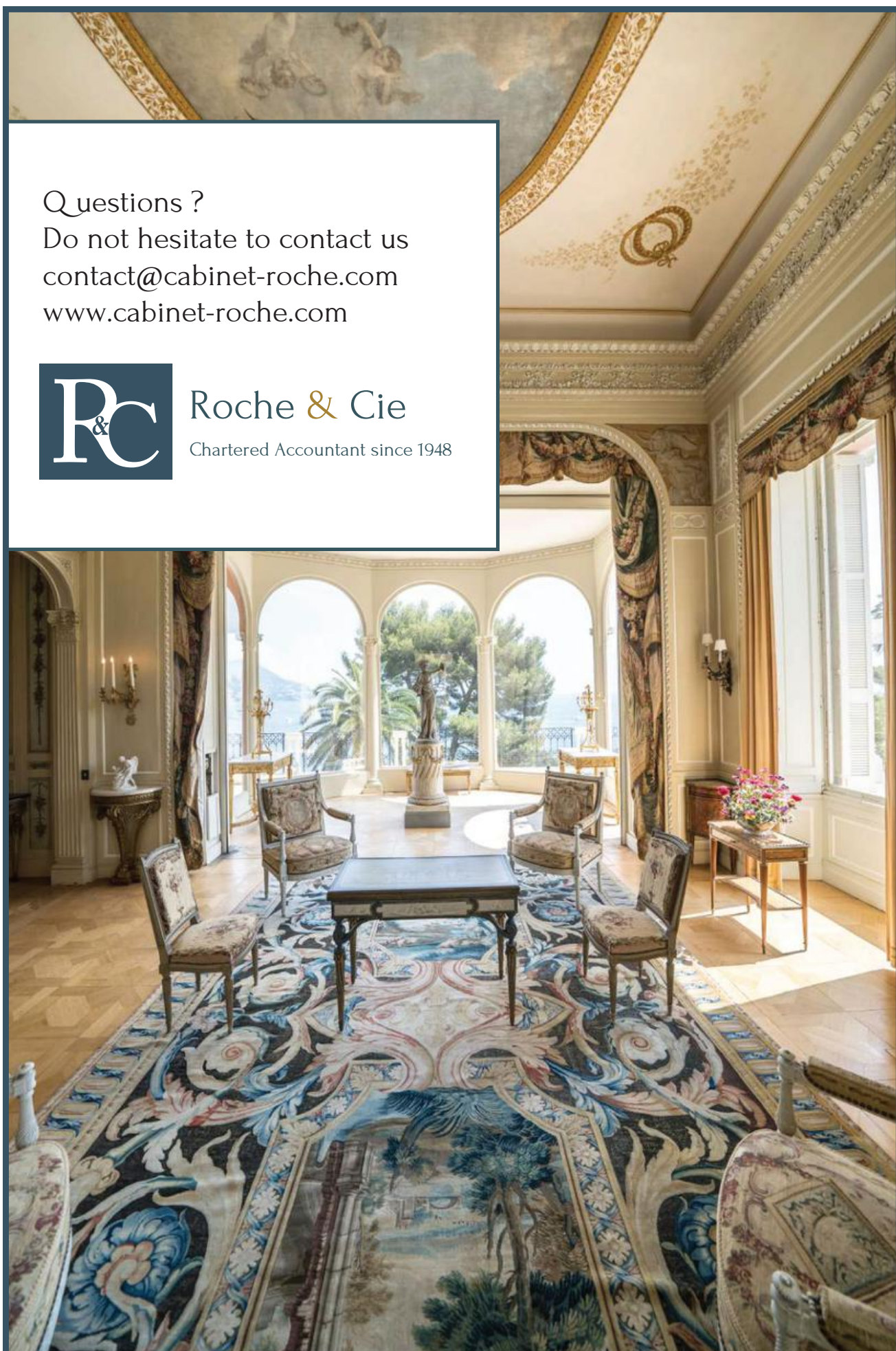
Questions ?

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Don't just take our word for it,  
hear what people have to say about us.

“ « First of all there is one very important thing to start with that Benjaminpratt is very professional from A to Z. It's impressive how from first step till after signing, Benjaminpratt keeps following all related small issues till both buyer and seller made last contact in most satisfied way. 2. important to say, it's the knowledge and detailed information that the buyer and seller enjoy with Benjaminpratt over the transaction where all possible information are available to give utmost comfort that any decision to be taken is very well informed one and all parties receive answers for all their questions. 3. Benjaminpratt is excellent to deal with for who are serious and reliable to walk away with a deal which won't result in headaches but in satisfaction that I enjoyed with Beniaminpratt Thanks Beniaminpratt and all the best »

★★★★★ — Jamal J.

“ « We have been put in touch with Benjamin as he sold and bought a flat for another family member. Benjamin has been great in understanding our needs and helped us to find the flat corresponding best to our criteria. As we live in Singapore (12 000 km from Nice), it was very important for us to dialogue with someone competent and trustworthy. He shared with us his knowledge of the local market, and regulations applicable to real estates in France. We communicated a lot and took our decision after a lot of exchanges via email, skype and Benjamin sending a lot of pictures. We highly recommend this agency, and particularly Benjamin, who has done a great job in assisting us in our project. »

★★★★★ — Brice J.

“ « As a foreign buyer who is new to France and doesn't speak french, Benjamin made the experience of buying a house stress and trouble free. He played a very important role in the negotiation process, helped us secure a loan with great terms and was attentive to all our needs until after the closing. His service is exceptional and without his efforts, the purchase of our house would not have been possible »

★★★★★ — Hanni S.

★★★★★

## OUR TEAM

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# LOCAL EXPERTISE PERSONAL COMMITMENT

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Built on trusted relationships, local expertise and a shared passion for exceptional real estate, our team accompanies clients across Monaco & France with a discreet and highly personalized approach.



STÉPHANE LEVY  
Monaco Office Director

BENJAMIN FITOUSSI  
CEO & Founder

ANDREA SCHMITT  
Associate & Marketing

*...alongside Jerry, our BP mascot and loyal companion.*

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More than a business, a shared commitment to people,  
excellence and lasting relationships.

## THE TEAM

## CONTACT US

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For inquiries, assistance, or to learn more about our exclusive listings and services, feel free to connect with one of our agencies:



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CONTACT

**4% COMMISSION**

**100% COMMITMENT**



At a transparent 4% commission (VAT included), we provide a highly tailored selling strategy designed to maximize visibility, positioning and results.

With a sole mandate, your property benefits from dedicated attention, international exposure and a discreet, results-driven approach.

Because exceptional representation should never come at the expense of value.

**SMART SELLING STARTS **HERE.****



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