

Overview of the opportunity

Build the world's most exclusive residential development and country club

1,600 acre of unspoiled tranquility with a rich history



– Situated in the heart of the Loire Valley, the location of choice for generations of French royal families and aristocracy to situate their magnificent chateaux and hunting estates



– First archaeological evidence of settlement on Les Bordes estate dates back over 3,000 years; home to a small monastic order in the Middle Ages and hunting grounds for noblemen for centuries

– In 20th century, home and retreat of Baron Marcel Bich, founder of the Bic pen and razor empire

– In 1986, Robert Von Hagge created the "Augusta of Europe", an 18 hole course that would be one of the most sought after in the world



Europe's number 1 golf course – Golf World

"One of the most enchanting picturesque and tranquil settings in the whole of France."

Wall Street Journal

"Les Bordes raises expectations dangerously for the rest of our golfing life. Golf could get more luxurious, but probably only if each three-ball had its own personal team of ground staff just ahead of it, attending to each green with nail scissors and microfibre cloths. Each hole is a rampantly imaginative feat of risk-reward architectural perfectionism."

Financial Times

"The course remains Robert Von Hagge's finest work. As a picture of golfing excellence, there are few locations to rival Les Bordes."

The Daily Telegraph

"Eighteen of the most terrifying but enjoyable holes imaginable."

The Guardian

"It should unquestionably, undeniably, be in anyone's top-five in the world."

GolfWorld Magazine



Perfectly located in the "Garden of France"



Nearest transportations

- Nearest train station: 9km
- Nearest airport: 47km

10km from Château de Chambord

- 3rd most visited historic monument in France

Distance from Paris

- 75 min by train
- 90 min drive
- 35 min by helicopter

Approximate flights times to Paris

- from London: 1h
- from Moscow: 3h
- from Doha: 5h30
- from New York: 7h
- from Los Angeles: 10h30

Approximate helicopter times to Les Bordes

- from London: 1h30
- from Nice: 1h45

Planning in place to create Europe's largest residential and leisure development

| Developments | SQ M | SQ FT | Potential facilities to include |
|---------------------------------|----------------|------------------|---------------------------------|
| 400 Les Bordes golf lodges | 162,797 | 1,751,693 | – Hunting estate |
| 50 luxury Les Bordes estates | 75,000 | 807,000 | – Equestrian centre |
| 240 hotel branded residences | 56,856 | 611,766 | – Tennis academy |
| Other facilities | 6,427 | 69,155 | – Shooting academy |
| Hotel | 4,000 | 43,040 | – Cookery school |
| Spa | 4,000 | 43,040 | – Car livery service |
| Château Bel Air, boutique hotel | 2,660 | 28,622 | – Adventure playground |
| Total | 311,739 | 3,354,318 | – 24 hour security |
| Total land area | 5,600,000 sq m | | |
| Total POS approved area | 353,921 sq m | | |
| Total build density | 6% | | |