

# 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

- 3<sup>rd</sup> 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
<b>Total</b>	<b>311,739</b>	<b>3,354,316</b>	– 24 hour security
Total land area	5,600,000 sq m		
Total POS approved area	353,921 sq m		
Total build density	6%		