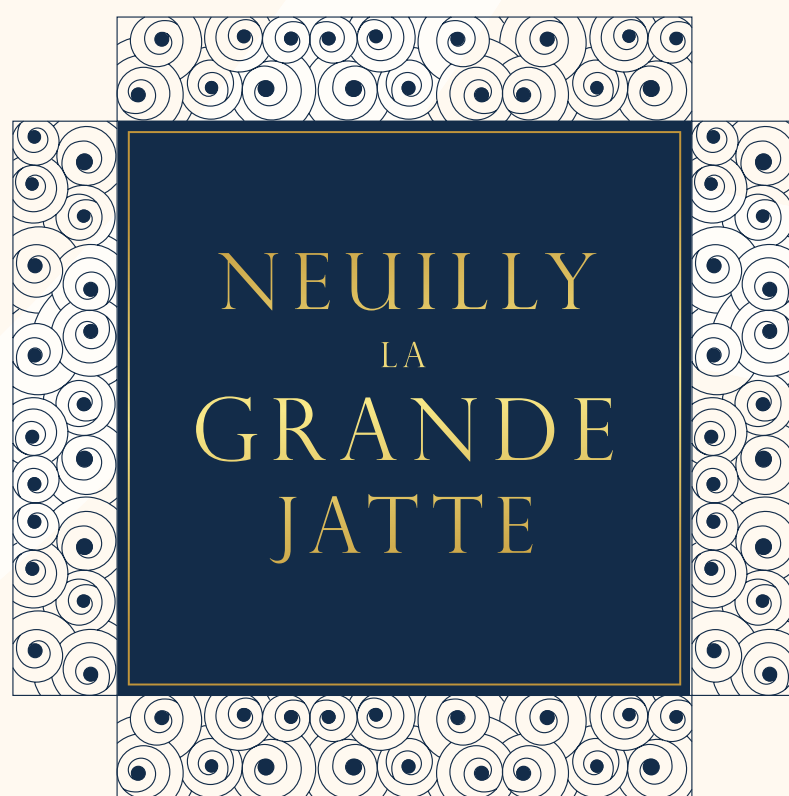


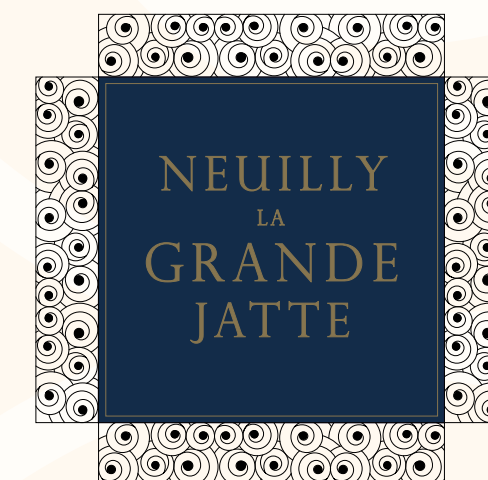


THE FINEST EXPRESSION OF PRESTIGE...

« EXCEPTIONAL »
IS YOUR NEW ADDRESS...



The Neuilly La Grande Jatte Residence viewed from the Seine.



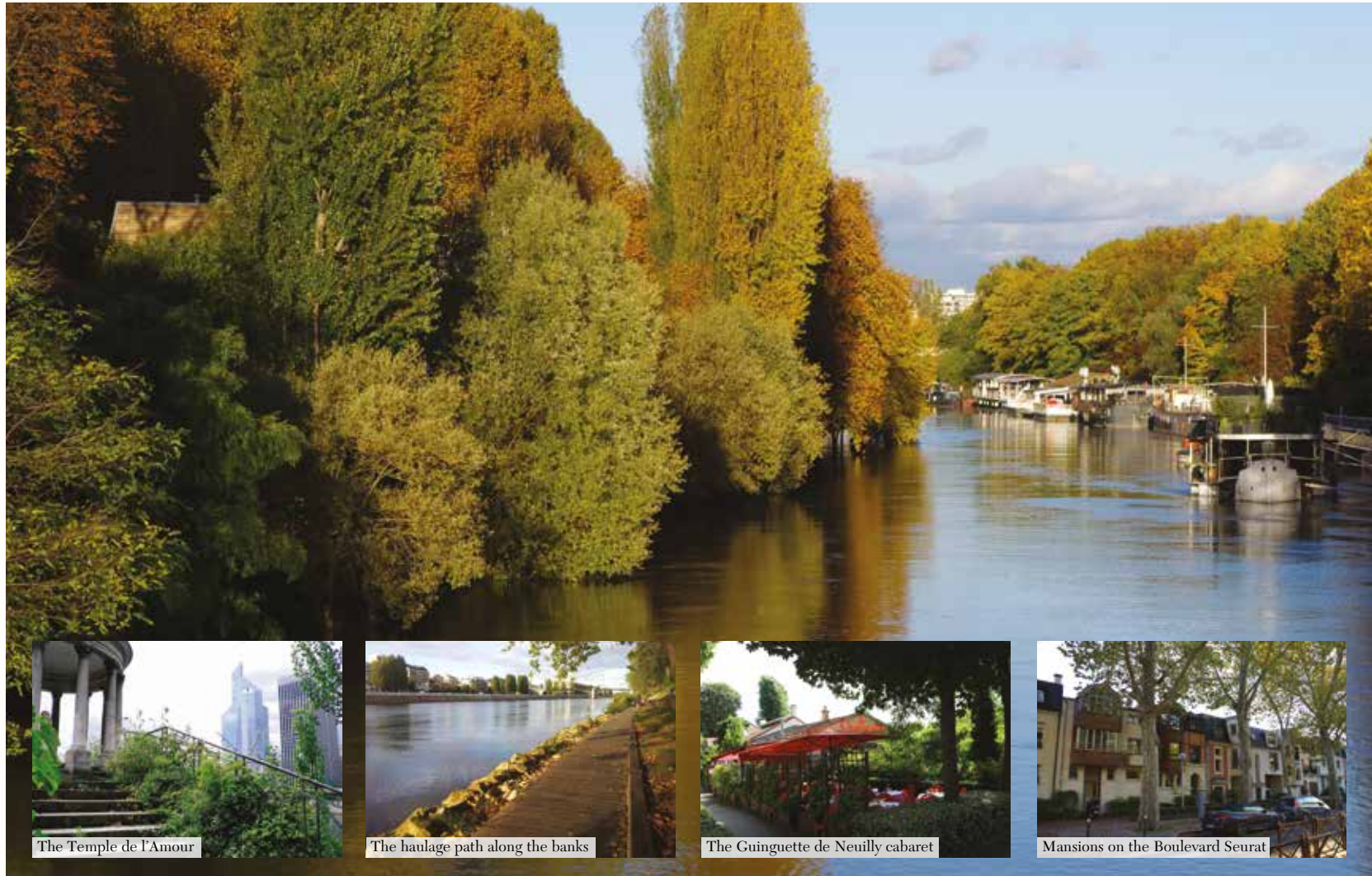
Nestled in greenery, sheltered from view, Neuilly la Grande Jatte welcomes you to the experience of exclusive living in all its dimensions. Both intimate and majestic, this exceptional property is the quintessence of the rare quality that meets your standards.

Calmed by the quiet flow of the Seine, along the Boulevard Vital Bouhot and facing the Square des Impressionnistes, Neuilly la Grande Jatte draws its inspiration from the architecture of the 1930s and stands harmoniously in this unique atmosphere. Its prestigious apartments, with sweeping views, have been conceived for a few privileged owners, and are meant for you.

You are invited to discover a singular address, one of the most sought-after in Île-de-France, built on the last available construction site on the Île de la Jatte, at the former location of the mythic jazz club «Quai du Blues».

“ Discover this ultimate residence
on the Île de Jatte,
on the banks of the river... only for
a privileged few. ”

THE ÎLE DE LA JATTE, AN INCOMPARABLE HAVEN OF GOOD LIVING.



The arms of the Seine, and its houseboats.

This island of sovereign pleasures was acquired in 1818 by King Louis-Philippe, to add a magnificent park to the Château de Neuilly.

It has been a unfailing muse, along the banks of the Seine, inspiring great Impressionist painters such as Alfred Sisley, Claude Monet and Vincent Van Gogh, who immortalized its welcoming verdant scenery, the setting for leisurely outings and popular festivities as depicted in the masterpiece by Georges Seurat masterpiece «Un après-midi sur l'Île de la Grande Jatte». Home to early industry, then later a refuge for leading advertising magnates, the celebrity of the island has grown steadily, making it one of the most select spots in Neuilly-sur-Seine.

From inspiration to invitation, cradled between two arms of the Seine where splendid houseboats are moored, with its little harbor for pleasure boats, «la belle» reveals its charms at every corner. Bathed in a bucolic and poetic aura that is so characteristic of the surrounding river, the island holds many pockets of green like the Jardin du Temple de l'Amour and the Square des Impressionnistes, bringing you the countryside at the gates of Paris.

Schools and daycare centers, shops, restaurants, sports facilities, offices and corporate headquarters – L'Île de la Jatte displays the contrasts between its tranquility and its dynamic energy; it is truly an island village, offering a highly privileged living and working environment.

“Like a boat navigating on the Seine, l'Île de la Jatte
is a peaceful haven washed by the whispering of the water.”

NEUILLY-SUR-SEINE, A JEWEL IN THE CROWN OF THE WESTERN PARIS SUBURBS.

Neuilly-sur-Seine, illustrious neighbor to Paris, is endowed with a strategic location that gives it a quality of lifestyle that is unique in the Hauts-de-Seine. At the foot of the La Défense business district, bordered by the Seine, the Bois de Boulogne and the chic tree-lined avenues that separate it from Levallois-Perret, Neuilly-Sur-Seine can be proud of its unequaled dynamism. Neuilly-Sur-Seine is home to many shops, restaurants, theaters, cinemas and well-known markets, and is the location of corporate headquarters for leading companies such as Deloitte, M6, Bouygues Telecom and Citroën. Prestigious schools such as Sainte Croix de Neuilly-Sur-Seine, the Lycée Pasteur and CELSA are also located here.

In addition to high-quality cultural, educational and sporting facilities, Neuilly-Sur-Seine possesses a rich historic heritage, framed in an exceptional natural environment, comprising many squares and parks that are perfect for relaxation, such as Parc de la Folie Saint-James, the Square Massiani, the Jardin d'Acclimatation. With all these distinctive features Neuilly-sur-Seine is a flourishing city where it is pleasant to live.

Easily accessible from the Paris ring road, the N13 highway, the quays along the Seine, the Bois de Boulogne and Levallois-Perret, Neuilly-Sur-Seine is also served by public transport, the Paris Metro, RER regional trains and many bus lines.

“Neuilly-sur-Seine - The art of living.”



The Arc de Triomphe as seen from Neuilly-sur-Seine



The Arche de la Défense viewed from the Avenue de la Grand Armée



The La Défense business district seen from Neuilly-sur-Seine



Avenue Achille Peretti



Lycée Pasteur



The Saint Pierre church and the First skyscraper in La Défense



The Sablons theatre



The Neuilly-Sur-Seine palm tree



The Bois de Boulogne park



Aerial view of the Île de la Grande Jatte by Yann Arthus-Bertrand.



“Navigating on the Seine, on a barge, I came upon this rare location, at the prow of the western part of the Île de la Jatte. An unchanging architectural accomplishment, the

generous influxes of daylight, working on the spaces and volumes of the apartments, and I took special care to respect the environment. In addition to many details recalling Art Déco architecture, it is the dressed-stone construction, uncommon today, that makes this a prestigious building.”

Fridrik Bjarnason

Residence Neuilly La Grande Jatte is decidedly exceptional. Its design is influenced by my Nordic background. I sought to offer

A graduate of the UP5 Beaux Arts school of architecture, Fridrik Bjarnason has worked in France and abroad on luxury building projects: villas, townhouses, apartment blocks, office buildings. He cares about environmental issues and is a member of La Maison Passive France, a group dedicated to low-energy buildings; he has used the technique of solid wood walls in some of his projects. Fridrik Bjarnason is also well versed in interior decorating. He scours architecture and decorating conventions from Milan to Moscow for inspiration and to discover new processes and materials.

Private, elegant and timeless, the Neuilly La Grande Jatte residence proudly shows off its architecture inspired by Art Deco design, and radiates the tranquility of its protected and verdant environment.

Designed by the renowned architect Fridrik Bjarnason, the residence reflects the spirit of its setting, with pure and fluid lines that highlight noble and long-lasting materials such as stone and zinc. The building takes advantage of its location, flirting with the river like a boat drawn up on the bank, playing with the rhythms of jutting forms and recessed spaces, revealing its generously-sized terraces and balconies.

The exceptional ironwork dialogues with molding details such as high-relief working of Seine riverbank motifs, corbels, columns and pilasters, that are the crowning touches to the refined allure facing the Seine.

“A majestic development.”

REFINED ARCHITECTURE INSPIRED BY THE STYLE OF THE 1930s.



The Neuilly la Grande Jatte Residence viewed from the Boulevard Vital Bouhot.

A MAJESTIC INTRODUCTION.



The entrance to the Neuilly La Grande Jatte Residence.

“Neuilly la Grande Jatte” has everything to seduce you. The feeling takes hold as soon as you enter the building. Imagined quite literally as the first room of each apartment, the entrance foyer confirms the status of a very high-end property, executed in unusually minute detail.

The fittings and coordination of materials set the tone, in precious woods, marble stone, leather couch and elegant light fixtures. The attention to decoration continues in the marble-clad elevators and in the hallways, all the way to the entrance doors to the apartments, designed especially for this residence.

A unique accomplishment, the esthetic qualities of this grand living space are crowned by an original work of art, a feature worthy of the most famous Parisian hotels.

“Everything here reflects excellence and comfort.”



“Inspired by the project, its exceptional setting and the majestic lines of its architecture, we worked with the SEGER firm on the design and decoration of the common spaces in the building, in particular the entrance hall, conceived as the first living space of the residence, and not simply a passageway. Here one can stop for a minute and take the time to chat with a neighbor, or read one’s mail, comfortably seated in a couch. The materials selected, the play of light and mirrors, the ironwork... all blend together harmoniously.”

Vincent Pallain, architect and interior decorator, is a graduate of the prestigious École Supérieure de Design, d’Art Graphique et d’Architecture intérieure, the ESAG Penninghen in Paris. He excels in design and decoration for apartment blocks, office buildings, corporate headquarters and public facilities. For his projects he looks for simple, clear and durable solutions that offer the best in terms of function and comfort for users, playing with sharp contrasts that underscore the most important features of his work.

ATTENTION TO DETAIL THAT ENSURES ELEGANCE...



Sincere in his art, as is the ambition of great artists, and eclectic in his subject matter – nudes, portraits, landscapes – Georges Mosotte has come to be renowned as a painter of nature. Art critic Bertrand Duplessis wrote of Mosotte in the review *Connaissance des Hommes* in 1987: “Here is a painter who is taking his place among the painters of his generation who still believe in painting at the easel as recommended by masters such as Corot and Segonzac; he will rise perhaps to the highest place, and in any event ranks among the best landscape painters of the 20th century.”

Mosotte works in a spirit and with a technique that come down from the Impressionist painters, many of whom were inspired by the Ile de la Jatte, as attested by the Impressionist walking tour inaugurated in 2009 to point

out the sites painted by great painters, including Seurat, Monet, Van Gogh and Sisley.

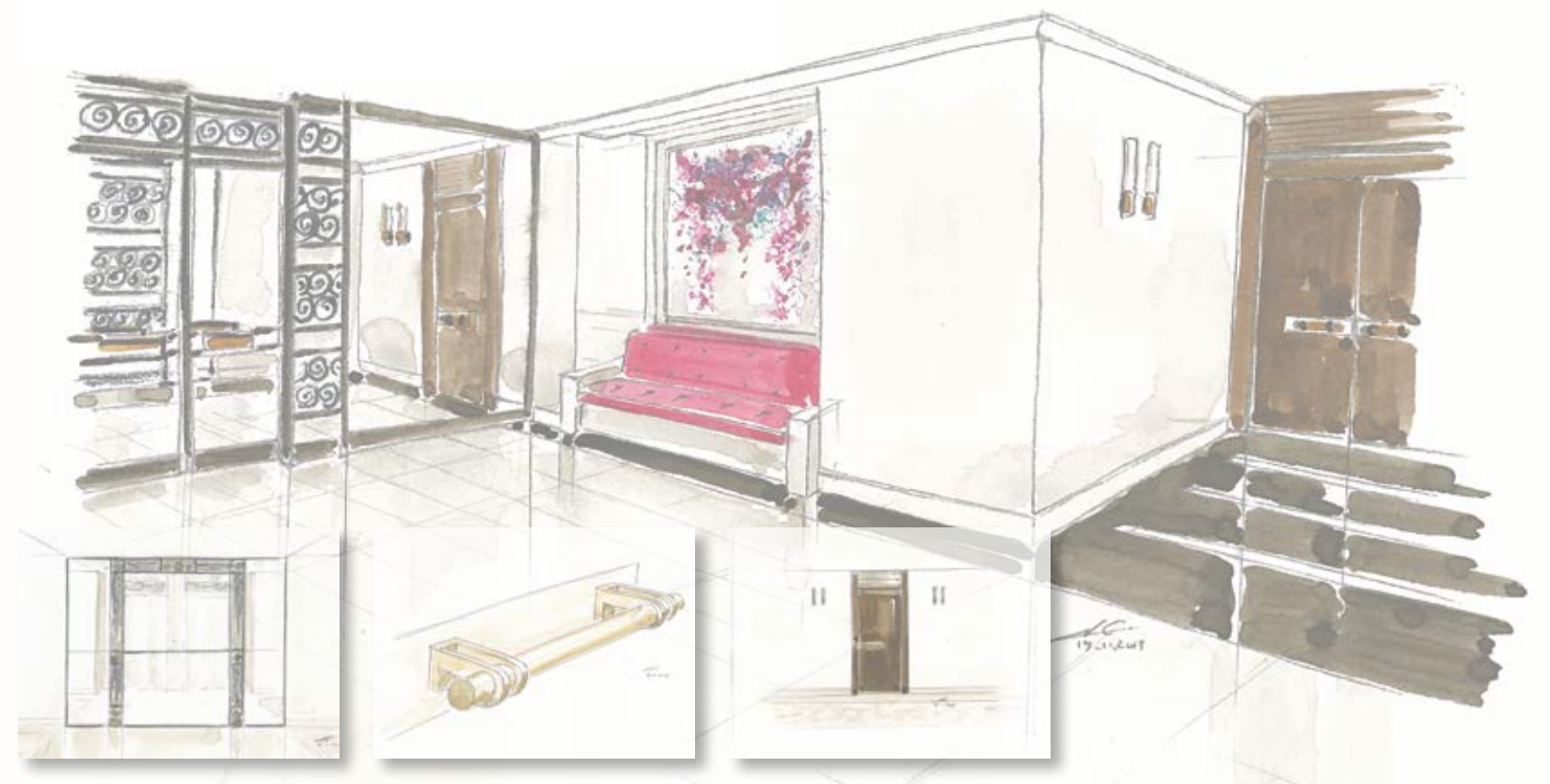
Seduced by this style of painting that reveals the beauty and the profundity of nature, that the artist calls the reflection of his heart, SEGER commissioned a painting specifically for the foyer of the building, evoking the legendary place that is the Ile de la Jatte and the privileged setting of the residence on the banks of the Seine.

“What could be more natural than to pay homage to my illustrious Impressionist predecessors, by giving the SEGER building the colors and light that it deserves?”

Mosotte

Georges Mosotte was born in Paris in 1936, and has lived and worked in the Yonne département since 1959. Honorary member of the Royal Academy of Fine Arts in Brussels, member of the National Fine Art Society of Paris, recipient of number of awards for his painting, including the Antral Prize from the Museum of Modern Art of the City of Paris, Mosotte’s work is shown in many galleries and museums in France and around the world. Georges Mosotte has received the decoration of Chevalier des Arts et des Lettres.

“An brightly colored invitation for both residents and visitors.”



Designer’s sketches of the atmosphere in the foyer of the Neuilly la Grande Jatte Residence.

PRESTIGIOUS APARTMENTS WITH UNPARALLELED INTERIOR COMFORT.

Very high quality amenities*

- Building constructed primarily of dressed stone
- Customized apartments: choice of materials and fittings
- Home automation: alarms, central command of shutters, optical fiber
- The most modern appliances and fixtures: dressing room, curb-less shower, major-brand faucets
- Noble materials: tiles and ceramics, oak floors, paint, wallpaper, moldings... as chosen by the customer
- Level 2 burglar-proof apartment entry doors, equipped with 5-point A2P security locks with two-star rating
- Pantry / laundry room
- In-floor heating and air conditioning with individual energy controls
- Acoustic insulation
- Enclosed parking spaces accessible by car elevator
- Common spaces designed by interior decorator, double entrance-foyer and double elevators
- Original art work created for the foyer by a well-known painter
- Generously proportioned balconies and/or terraces for all apartments
- Uncommonly high ceilings at 2.65 m
- Low-energy building: To ensure the comfort of its clients and lower their energy bills, SEGER has designed a low-energy building in compliance with current standards, to qualify for the *Effinergie* quality label for low-energy construction. **.

*In keeping with technical and/or regulatory blueprints, specifications and constraints. **Pending certification.



The 25 apartments of the Neuilly La Grande Jatte residence, ranging in size from 2 to 6 main rooms, have been designed with the utmost attention to detail, to provide unprecedented comfort. Spacious, roomy, and bathed in natural light, they offer the best in terms of equipment and amenities.

The floor plans have been thought out to ensure a very high level of well-being; reception areas are distinct from spaces reserved for night use; the bedrooms are conceived as fully independent suites with well-equipped bathrooms and dressing rooms.

Prolonged by balconies and/or terraces of generous proportions, the apartments all have sweeping views, without buildings opposite, and with double or triple exposure for some units.

“Spacious apartments,
bathed in natural light.”

Interior view of an apartment in the Neuilly La Grande Jatte Residence.

