



Exaltis

PARIS 16^e



Auteuil

an architectural collection

For years the 16th district has fascinated inhabitants and onlookers with the diversity and quality of its buildings, which together evoke a strong residential identity. The small houses of Auteuil and Passy have learned to coexist with beautiful Haussmannian buildings.

Since the early 20th century, Auteuil has had the advantage of being Paris' chosen land for contemporary architecture. The area displays a predilection for Art Nouveau and Art Deco mansions by Hector Guimard and the cubist lines of the rue Mallet-Stevens were added over time to the landscape. Such varying architectural styles and forms inspired the design team behind Exaltis. This new creation is bold, avant-garde and takes its design references from particular neighbourhoods of the district.



At the edge of the Bois de Boulogne, the environment around Auteuil offers unique temptations.

Western Paris is known for its exceptional and unmissable attractions. Stade Francais, Parc des Princes, the very private Lagardère Paris Racing course and the Croix Catelan, there are so many places to enjoy. There is the Bois de Boulogne sports club, with its lush trees, inch-perfect lawns and tennis courts, worthy of the finest English manor house. But there is more too. The Auteuil Hippodrome, a mecca for steeplechase horseracing in winter, is now open to golfers during the warmer days. In the Garden of the Poets greenhouses welcome original and classical musical concerts. The Molitor pool, steeped in history, is now at the foot of a large luxury hotel. And history is made every year at the various international meetings of Roland Garros.

All these things make Auteuil a special place, whether you're enjoying them on foot or looking out across them towards your view of the Eiffel Tower from the comfort of your very own apartment.



A prestigious environment



La piscine Molitor



Le marché

Le square Henri Collet



La terrasse d'un café

A very exclusive place, just as it was before

Before they reach the Bois de Boulogne, Paris' wide avenues are more intimate in Auteuil, recalling the times when central Paris of old was once surrounded by villages and vineyards. It was a time of 'resorts' and weekends away, where Parisians went about improving their out of town boltholes.

Small trendy shops, chic breweries, terraces and cafés have brought the neighborhood in fashion, without losing its legendary charm. Excellent private education institutions and three high schools are among the most revered in the city (La Fontaine, Jean-Baptiste Say and Molière) and attract families from miles away. Children have the choice of the large Sainte-Perine park or the garden of Poets, and further up Boulevard Montmorency there are also the Ranelagh gardens. Three markets and many food shops liven up the old Rue Grande and provide a neighbourhood that can be enjoyed on foot every day.

An address that benefits from excellent transport routes



In this conveniently located area, bus and metro links facilitate travel all year round.

BY CAR

Boulevard Périphérique ring road: 700 meters from the Porte d'Auteuil (direct access to Highway A13).

BY PUBLIC TRANSPORT

METRO

The Porte d'Auteuil Metro station (line 10) is at the foot of the building (Gare d'Austerlitz - Boulogne-Pont de Saint-Cloud) (Latin Quarter, Cluny-La Sorbonne station, all less than 30 minutes away *).

Michel-Ange Auteuil Metro Station is 350m from Porte d'Auteuil (line 9 Pont Sèvres-Mairie de Montreuil) and allows you to reach Champs Elysees (Franklin Roosevelt) in 17 min *.

BUS

The PC1 and line 32 (Porte d'Auteuil-East Station) pass by at the foot of the residence, Boulevard Suchet (bus stop "Alfred Capus").

Line 52 (Saint-Cloud park-Opera) stops outside the residence (bus stop "Gare d'Auteuil").

SHARED IN TRANSPORT **

Vélib station Porte d'Auteuil: 200m from the residence.

Autolib station: 350m from the residence.

Sources: * Mappy, RATP **



From Poussin Street, the silhouette of Exaltis advances in the square of the Porte d'Auteuil





Exaltis an innovative project in more ways than one

Inspired by the collaborative methods of the architects of the Bauhaus movement, the renovation of the entire Auteuil station is the result of a committed friendship. Anne Demians, architect of the building 'Animatik', adjacent to the Exaltis building unites and animates a formidable design team.

Around her, Finn Geipel, Rudy Ricciotti and Francis Soler imagined the composition of a choir of four independent buildings. The buildings are individuals, but also accomplices, respectful of the big open spaces in which they reside. In part an ode to the Musketeers, "one for all and all for one", they have a family resemblance - sisters of architectures, using similar materials for each.



View of the facade from Boulevard Suchet





Avant-garde architecture

Fascinated by this exceptional site, with its very rich history, the architects wanted a building in simple form, once that revolves around balconies with views on all sides. The apartments are open to the outside, taking advantage of the large undulating balconies allowing air and light to circulate.

Next to the old train station, Exaltis fits harmoniously within the urban coherence of the neighborhood. Its simple form is characterised by the superposition of lines, be they curved, bent or loose, stronger around the inner square, softer on the side of station, formed by rounded balcony railings. Its autonomous position makes all spaces within the project sunny and gives interiors sweeping views of the Bois de Boulogne, boulevard Exelmans and the village of Auteuil.

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Facades in movement

Subtly playing with light, the facades are dressed in corrugated metal panels that are in a silver-gray color. Moving like waves, full metal shutters and somewhat pearlescent rails slide over their apartments, providing openings that look out onto the city or park. Thus, the boundary between inside and outside fades and living spaces multiply as a result, through generously proportioned balconies.

On the last two floors, facing Place de la Porte Auteuil, spacious terraces will be able to be places of true relaxation. Generous reception rooms will make you engage Paris, the Bois de Boulogne and the Eiffel Tower, because these are your views.





The apartments boast generously-sized balconies







A landscaped garden composed of a varied vegetation

A living green heart

This old site of a former railway will now have a lush green centre within an urban community.

The gardens and other large green areas will be punctuated with gold and arranged in a checkered manner around the buildings. Further green punctuation is provided by planted trees in black locust, maple and Gleditsia triacanthos. Those looking inward onto the courtyard will enjoy views of this relaxing landscape.

The art of French living

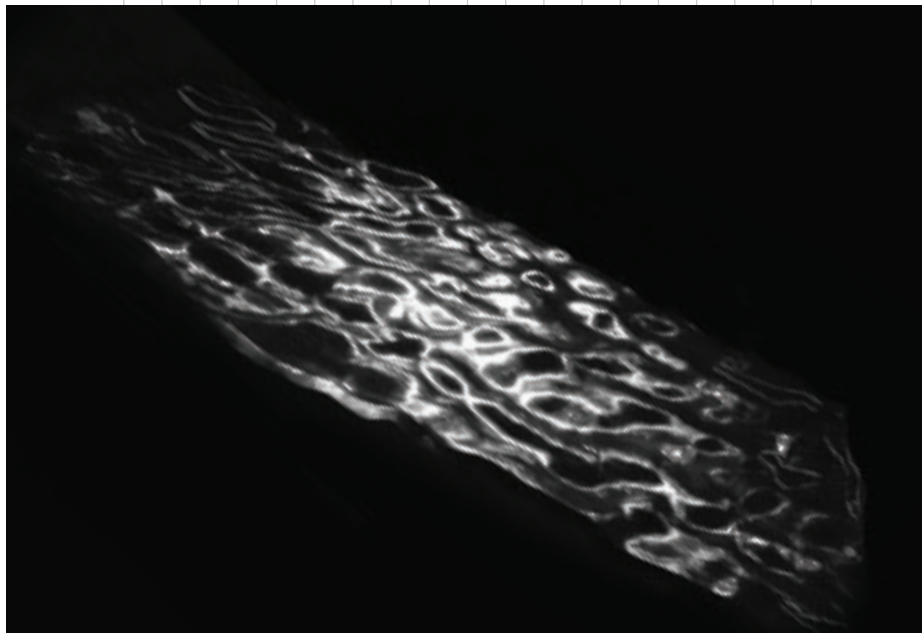
Rewarding and friendly, the common areas are subject to a unique decorative treatment inspired by the Art Deco era, which has a strong presence in the 16th arrondissement. The hall walls will be decorated with mirrors that play games with light and leverage the spaces. The soil-coated stone is adorned with a precious black marble frieze and is staged under an opalescent glass roof. The furniture and finishes of the interior spaces has been designed to work with and complement a bespoke feature by sculptor Gregory Ryan. In the same spirit, the decoration of the floor conveys a Tiffany's atmosphere with a bias in black and gold and accented with geometric lines. The bronze door handles designed by Grégory Ryan confirm the exclusivity of the address.



An elegant and refined entrance welcomes residents



Auteuil and art



The vertical sculpture placed in the heart of the checkered gardens evokes the movement of water, a 'fleeting moment' captured in an alloy composite of iron and aluminum. Being a sundial, it is made in a brushed and durable material. Its polished and satin surfaces refract light in different ways as the hours pass. The sculpture has a dialogue with the cast aluminum piece that is featured in the entrance hall. Here, the bronze handles on the landing doors, also made by Gregory Ryan, provided a stark distraction of colour.

The confidence of Exaltis

From the studios to the penthouses and even the grand reception, prestige and comfort is the focus. Optimised floor plans have been painstakingly created to afford large rooms for most, with some bedrooms up to 57m² alone. To fully exploit the views across Paris and the immediate environment, the apartments benefit from extensive glazing that merges the inside and outside. The building's chassis of glass and light gray metal flows in and out, multiplying spaces and giving all apartments a beautiful deep balcony. Some enjoy majestic volumes with double height ceilings. Towards the horizon, the Eiffel Tower or the Bois de Boulogne watch over you, as you watch over them.

Apartments feature spacious living areas and large balconies



High ceilings have been incorporated where possible



Paris' ultimate duplex penthouse

The penthouse apartments at Exaltis indulge without restraint in the Paris skyline, providing residents with magnificent outdoor spaces, with some enjoying 360 degrees of pleasure. Imagine a private property hanging over the capital. To the west, the sun sets behind the foliage of the Bois de Boulogne and the rooftops of Paris. Doors open onto a majestic terrace, where you can contemplate the horizon.

Freedom of choice



Owners at Exaltis are able to put their own stamp on their property. Residents may select a decorative ambiance that suits their lifestyle. These atmospheric finishes come in a wide range of materials and colors. In the reception rooms, entrances and bedrooms, floors are in English oak and wet rooms are glazed in large pieces of stoneware available in a wide range of colors. The bathroom walls are fully tiled and there are fittings in five different colours for owners to choose from. Shower trays are slimline, bathtubs are equipped with thermostatic mixing controls and showers have swinging glass doors.

Optimum comfort

HANGING DOORS

Mounted on their invisible hinges, interior doors blend into the décor, to the point where they are so subtle only a door handle (also chosen) gives it away.



UNDERFLOOR HEATING AND COOLING FOR ABSOLUTE COMFORT

At Exaltis underfloor heating and cooling will be a real plus in terms of comfort, wellness and interior design. This system many advantages:

Comfort

Warmth in winter, refreshing coolness in the summer with temperatures divided equally throughout the apartment.

Wellbeing

Healthy and safe, underfloor heating does not induce air movement, so there are no nuisances from the movement for dust.

Interior design

The walls are freed from the constraints that are often present when using radiators. Thus, the interior design and layout can be used freely, guided by nothing but your own tastes.



FLEXIBLE EXTERIOR DOORWAYS

To combine the best of aesthetics and flexibility, the apartments feature folding exterior joinery in modern French style. These accordion or hinged doorways separates the apartments from the balconies, loggias and terraces. Opening these doorways extends the interior spaces even further.



A SMOOTH TRANSITION

The absence of any doorway framing at the top and bottom of each door naturally extends the living room into the outside space without any effort at all.



INTERIOR STORAGE, IN NO WAY AN AFTERTHOUGHT

The doors to the sliding wardrobes are in lacquered glass white panels and are available in three different forms to suit different tastes and needs.

Total security

To make sure you get home safely, armored landing doors are equipped with 5-point safety locks. The access to Exaltis is secured by a code and video phone entry system for visitors and a VIGIK® badge system for residents. Access to the basement is through by remote control. Each apartment has an alarm system.

Smart apartments

Exaltis is equipped with in-home automation systems. In line with our ever growing digital environment, home automation brings multitude of solutions to facilitate the daily requirements of managing a home and also enable owners to save energy and be increase their safety.

To create a simple control point with cables or complications, a touch screen interface (tablet or smartphone) manages all functions and all parts of the house. This means you can program the heating and lighting optimize your energy consumption. If you are away a few days, you can implement an 'at home scenario' simulation, with lights coming on and off in an apparently random manner so that your apartment looks inhabited.



Anticipating environmental quality

The developer of Exaltis was one of the earliest developers to rally towards the environmentally friendly approach to property development. By labeling all programmes to the NF housing standards in 2008. This standard ensures insulation and energy performance are efficient and reduces condominium charges as a result. Double-glazing retains heat and rooms can be obscured by moving panels.



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Services

A GUARDIAN AT THE SERVICE OF RESIDENTS

Exaltis offers the services of a guardian (caretaker) who also participates in maintaining the safety of the building and grounds. The guardian is present during the day, six days a week and will be responsible for things like access control, maintenance of residence, waste management, landscape maintenance, receiving mail and home deliveries.

SECURE AND CONNECTED PACKAGE DELIVERIES

With the success of e-commerce, we receive more packages more frequently.

The e-concierge simplifies the daily lives of residents safely. There will be a number of parcel deposit boxes of varying size which can be booked by owners who are expecting deliveries. Owners will be informed of their package's arrival in real-time and using their entry badge can then pick up their package on their return home.

