

# Villages Nature



## Pierre & Vacances-Center Parcs and Euro Disney S.C.A.

- A strategic location in the heart of Europe
- A place like no other where you can become one with Nature
- A project voted "Operation of National Interest" and "Project of General Interest" by the State

### LOCATION

- ▶ 6 km from Disneyland® Paris and 32 km from Paris by RER
- ▶ Accessed by the TGV lines, 2 airports, the RER A and the A4

### A SUSTAINABLE TOURIST DESTINATION

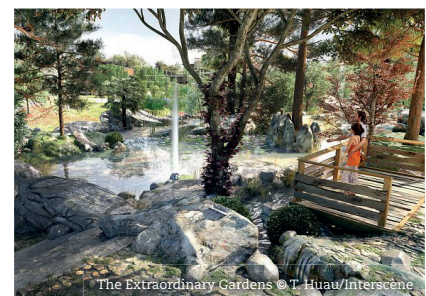
- ▶ A comprehensive and unprecedented approach to sustainable tourism with an innovative Sustainable Plan of Action
- ▶ 100% of the site's heating requirements are achieved by geothermal energy



The Hanging Gardens and the Lake Promenade © T. Huau/Interscène, Jean de Gastines Architectes



Landscape integration of the "Nature" cottages © Jean de Gastines Architectes, T. Huau/Interscène



The Extraordinary Gardens © T. Huau/Interscène

### AMENITIES AND LEISURE FACILITIES

- ▶ **The Aqualagoon:** an emblematic pyramid with the vast aquatic centre of 9,000 m<sup>2</sup> and an open-air geothermic lagoon of 2,500 m<sup>2</sup> with a bathing temperature of over 30°C in all seasons
- ▶ **The lively Lake Promenade** adorned with land-art, restaurants and shops
- ▶ **Leisure activities:** the Enchanted Forest, the Active Forest, the Interactive Farm, the Spa...

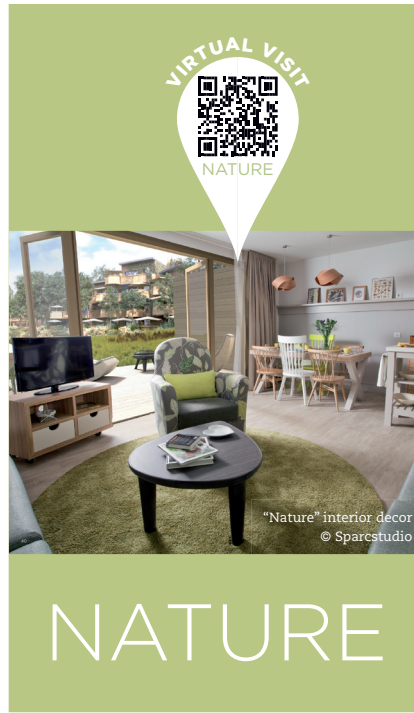
### KEY FIGURES

- ▶ **32.7 million** visitors to Ile-de-France
- ▶ **916** cottages and apartments
- ▶ **180 converted hectares** (with a low level of construction, at less than 10%)
- ▶ **1,000 direct jobs** once it opens in 2016

# Villages Nature

## COTTAGES AND APARTMENTS

3 types of comfortable and spacious cottages and apartments for 4 to 8 people:  
€235,000 to €468,000 excluding tax or €282,000 and €561,000 including tax<sup>(1)</sup>



## PROFITABILITY

- ▶ Net profitability at 4% excluding tax/ excluding charges<sup>(2)</sup>
- ▶ Guaranteed rent for the entire duration of the lease<sup>(3)</sup>
- ▶ Acquisition packages<sup>(4)</sup>: rental investment with holidays<sup>(5)</sup> or without holidays
- ▶ Safe and secure management assured by Villages Nature S.A.S

## TAX SYSTEM

- ▶ Recovery of VAT<sup>(6)</sup>
- ▶ Advantages of French buy-to-let scheme<sup>(7)</sup>
  - Tax-free income over the long term
  - Loss deductible from income of the same nature

## INVEST WITH THE PIERRE & VACANCES-CENTER PARCS GROUP AND EURODISNEY S.C.A.

### PIERRE & VACANCES-CENTER PARCS

- ▶ Over 48 years of experience
- ▶ 48,000 managed dwellings
- ▶ 7.5 million customers every year
- ▶ 23,000 owners

### EURO DISNEY S.C.A.

- ▶ 1.28 billion euros turnover in 2014
- ▶ Operator of Disneyland® Paris, premier European tourist destination with 300 million visitors since its opening in 1992

French law – (1) The sales price of each apartment depends on the type and situation of the residence. Within the limits of the resources available. Parking according to availability, the number of parking places being fewer than the number of apartments. (2) Profitability net of running charges and maintenance costs, calculated on the overall price excluding tax (apartment + furniture + parking) in accordance with the terms of the lease. (3) Guaranteed rent through a 10-year lease. (4) According to the specific conditions of the lease, excluding individual taxation. The lease conditions can vary according to the country where the residences are located. (5) Acquisition package with rents paid in kind. (6) The rate and recovery of the VAT (eligible buildings, recovery procedures, reporting requirements, etc.) may vary according to the country where the residences are located. (7) Tax benefits vary by country and personal situation and may be subject to changes in legislation and regulations.



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Free call from a landline

[www.villagesnature-invest.com/en](http://www.villagesnature-invest.com/en)



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Gruppe

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