



Currie French Properties Ltd

2 Fulbrooke Road, Cambridge, CB3 9EE, U.K.

Tel; (00 44) (0)1223 576084

Fax; (00 44) (0)1223 514872

info@curriefrenchproperties.com

www.curriefrenchproperties.com

**Vitry sur Seine, Val de Marne,
GREATER PARIS**

Ref. IC344

Prices from 58,050€ to 133,744€



An artists impression of the apartment block due for completion towards the end of 2007.

An affordable investment just 20 minutes from the centre of one of the world's greatest Capital cities.

This property is in a leaseback rental scheme in which the management company leases the apartments back from the owners for a period of 9years (renewable) in exchange for a guaranteed rental income of up to 5.5% . This is an excellent opportunity to acquire an apartment in Paris with a good investment potential as well as interesting personal occupancy opportunities.

While every endeavour is made to ensure the accuracy of these descriptions we often have to rely on information supplied by third parties. Currie French Properties can therefore accept no responsibility for inaccuracies contained herein.

Key Features

- Strong capital appreciation potential
- Sensible pricing
- Large well known builder
- 9 year rental guarantee
- Net yields up to 5.5 %
- 16.4% discount on purchase price
- Prices range from 58 050 € to 133744 € (Including discount)
- 25% discount for personal occupancy
- Bonus 'first stay' option - (2 weeks free occupancy after completion)
- Off plan purchase - completion end of 2007

Summary

The 5 storey residence is comprised of 87 studio apartments of various sizes, some with parking. All apartments are delivered fully furnished. Rental return index linked and will be reviewed each year. Rent is paid net of all running charges and costs, except land tax. Paris and its suburbs continues to show strong growth in property prices, the town of Vitry sur Seine, the location for Des Arts, saw price rises of 26.7% last year.

Rental Options

Owners will be able to use their apartment for up to 182 days per year and will benefit from a discount from the public rate of 25%.

In addition to the ongoing 25% discount available to owners, Investors at Des Arts will also benefit from the opportunity to have 2 weeks free occupancy immediately after the building work is complete - this means you will be the first to enjoy your new apartment before the Leaseback period begins.

Management of the property

The property will be designated as a Tourist residence, and will be used for short term furnished rentals, In accordance with the tax advantages of such an operation purchasers will be entitled to a refund of the VAT amount added to new build property.

The management company, Devimo is not only responsible for the full management of Residence Des Arts but also for keeping the property and it's grounds in good repair, insuring the building and it's contents and covering the entire costs for utilities throughout the term of the lease.

Local Area attractions

The Area

Vitry sur Seine is one of many satellite towns that surround Paris and make up the Greater Paris region. Vitry is located to the south of the city in the department of Val de Marne (94).



Over recent years Vitry sur Seine has seen substantial investment in regeneration projects, one of the flagship projects is the soon to be opened contemporary art museum which will enhance Vitry's reputation as a cultural centre. In addition improvements to the transport infrastructure to Vitry are underway including the imminent arrival of the Tramway system and proposals to extend the Metro right into Vitry.



Plan of the local Metro lines

While every endeavour is made to ensure the accuracy of these descriptions we often have to rely on information supplied by third parties. Currie French Properties can therefore accept no responsibility for inaccuracies contained herein.

The changes in Vitry are attracting growing numbers of Parisians to the town, already having a dramatic effect on the local property market; growth in residential property is recorded at 26.7% for 2005. However Vitry continues to be an affordable alternative to much more expensive suburban areas leaving plenty of scope for continued capital growth.

If you want to find out more about Vitry sur Seine and the surrounding area, you can use the following links to visit related web sites.

www.iaurif.org/en/doc/studies/key_figures/index.htm

www.paris-ile-de-france.com

www.ratp.com

Travel

By plane

- The nearest airport is Paris Orly.
- There are 17 daily flights to London.

By train

- The RER (suburban train service) is just 1500 metres from the residence.
- Eurostar services travel direct to Paris from London with a journey time of 2 hours 45 minutes.

By car

- Easy access from the A86 (Paris orbital) auto route, connecting Vitry to the National motorway network.

Market Information

Located at the heart of Europe Paris and the Ile-de-France region is the centre of economic activity in France. It can also lay claim to being the world's most popular tourist destination with over 14.7 million overseas visitors each year.



With a population of over 11 million Paris and the Ile-de-France region continues to be one of the world's major cities.

Financing your property

We are able to arrange (subject to bank approval) a low interest mortgage for up to 80% of the purchase price.

While every endeavour is made to ensure the accuracy of these descriptions we often have to rely on information supplied by third parties. Currie French Properties can therefore accept no responsibility for inaccuracies contained herein.



The Mairie (Town Hall) of Vitry-sur-Seine



The Museum of Contemporary Art, currently under construction.