



银舍地产  
ARIANE  
Real Estate

# DR

VILLA LA RAMADE

LES PARCS DE SAINT-TROPEZ

AAriane Real Estate 银舍地产

[www.ariane.com](http://www.ariane.com) / 162 Rue du Faubourg Saint-Honoré 75008 Paris, France / Tel : +33 (0)1 45 49 06 65 / 公众号：法兰西地产导航



Saint Tropez's stunning new Sunset Property with Sea View on Les Canoubiers Bay.

## VILLA LA RAMADE

is part of Philippe Georges Gonnet's exclusive portfolio, nestled in the most Prestigious Secured Private Domain of Les Parcs.

This Stylish 400 m<sup>2</sup> villa on a 4 000m<sup>2</sup> plot of land was built by Talented Architect Mr Morisse responsible for the Rebirth of Château Borelli.



The opulent Saint-Tropez, sizzling on the picturesque shores of the Côte d'Azur, has long attracted the wealthy and glamorous, drawn to its exclusive, jet-set reputation, lavish beach clubs, and gourmet Michelin-starred restaurant.

# VILLA LA RAMADE

has been designed both for the Happy Few and Families, who love of being hosted in an authentic Stylish Provençal Bastide in the heart of a luxuriant Caribbean/Oriental style magnificent Garden of Flamboyant half century old "Washington and Phoenix" Palm Trees.



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## VILLA LA RAMADE

features a Master Suite and Private Terrace with a pretty sea view (on first floor) and 5 ensuite bedrooms (on ground floor), 1 Staff/Security crew rest, laundry room, TV room and study, High Speed Internet Fiber connection, indoor and covered outdoor dining room, indoor lounge with fire place, several outdoor lounges ("the Medina lounge", "the Mykonos Gazebo", and "the High Terrace *Gloriette Garden*"),



Professional **WEBER BBQ**, Fitness and **TECHNOGYM** Equipment (located on the Shaded "Ramade Balcony" facing the **Bay des Canoubiers**), Baby Foot table (for the Young and not only...), Tennis table, **SAMSUNG** Smart TV, **SONOS** Sound System, air conditioning in every rooms, a 14,50m by 7,25m **heated Infinity Swimming pool** with **Jet swim motion**, a **Jacuzzi**, breathtaking views from pool deck, tropical & Eden garden, kitchen garden, fruit trees, aromatic plants, **4 spaces covered carport**, remote automatic entrance gate, state of the art security system (new fully fenced property, infra-Red Cameras and anti-intrusion detectors connected with **Les Parcs** security squad) and 5 min access to the sea.

As with our other properties, guests of **Villa La Ramade** will receive a truly tailor-made service provided by our team of world-class hoteliers. Our reputation is built on offering the very best in exclusive rentals to the elite and famous.

# FEATURES INCLUDED DURING HIGH SEASON (MAY 27 TO SEPT 02)\*



**Jacuzzi**



**Table Tennis**



**Weber Barbecue**



**Technogym Fitness**



**Outdoor Lounges**



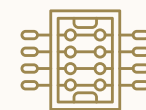
**In-house Staff**



**6 Bathrooms**



**6 Bedrooms**



**Table Football**



**Heated Swimming Pool**



**Concierge Service**



**Open Living Area**

\*Full detailed list of Services (next page)



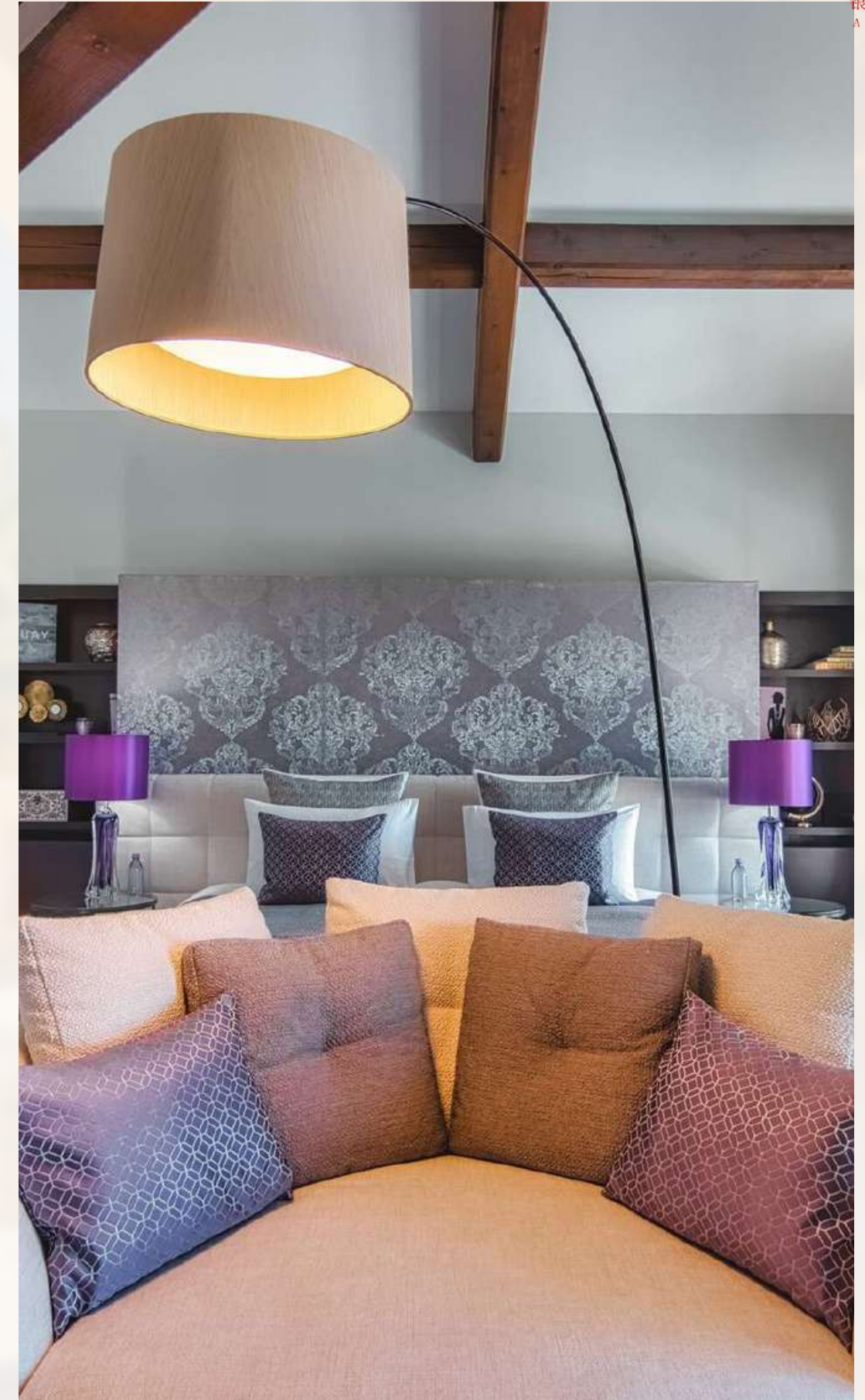
## FULL LIST OF SERVICES INCLUDED DURING HIGH SEASON (MAY 27 to SEPT 02)

- Welcome service with champagne and flowers.
- Seven nights luxury accommodation (minimum of stay length). Except July & August (Mandatory 2 weeks booking minimum).
- Daily Cleaning, rooming, guest laundry (no dry cleaning) and Turndown bedroom service.
- Villa Manager (non-resident), with extensive experience as world class Concierge, high-end Lifestyle/Travel and Event management skills. Reachable 24h/7D.
- 2 full-time housekeepers/Maid (5 hours/D each). Extra hours charged on final bill.
- 1 Chef covering breakfast, lunch and dinner (10 hours/D) – Food & Beverage at extra cost. Extra hours charged on final bill.
- Towels, Bathrobes and Slippers.
- 1 Butler covering breakfast, lunch and dinner (10 hours/D). Extra hours charged on final bill.
- Concierge service, restaurants/beach clubs 'bookings...
- Full Wi-Fi coverage and Internet connection (High speed fiber).
- Wi-Fi HP Laser Color Printer.
- SAMSUNG Smart TV in every Bedroom.
- Safety Box in the Master suite, the VIP suite "Brigitte Bardot", in the "Grace Kelly" Junior suite and The "Alain Delon" junior suite too.
- SONOS Sound System in Master bedroom, in Master outdoor Terrace, in Master Bathroom, Indoor Lounge, Indoor Dining Room, Kitchen, Outdoor Dining Room, Swimming Pool House "The Mykonos Gazebo".
- Supply and change of bed linen twice a week (Tuesday and Saturday).
- Supply and change of towels, as required.
- BAOBAB Home Fragrances diffusers.
- Luxury toiletries in all the bathrooms (L'OCCITANE EN PROVENCE).
- TECHNOGYM Equipment (Treadmill, Rowing Machine, Bench, yoga mats, boxing training equipment, various size of free weights, bench...).
- Massage table.
- Young kids or Baby package (highchair, Baby cot, dedicated soft dishes, plates and cutlery...). Board games, Chess board, Backgammon board, cards, dices...
- Provision of electricity, gas, water.
- Check in and out inventories.
-



## THE MASTER SUITE

- Includes a bathroom (double sink, Bathtub and shower, toilet), her and his dressing, private terrace for romantic breakfast, sunbed and lounge, with sea view.



## THE JUNIOR VIP SUITE "BRIGITTE"

- Double king size bed or twin bed, Dressing, Bathtub and Shower in the Bathtub, toilet. Outdoor access Pool side (west).





## THE GUEST JUNIOR SUITE “GRACE”

- Double king-size bed, dressing, shower room, toilet. Outdoor access Pool side (west).



## THE GUEST JUNIOR SUITE “DELON”

- Double king-size bed, dressing, shower room, toilet. Outdoor access Pool side (west).



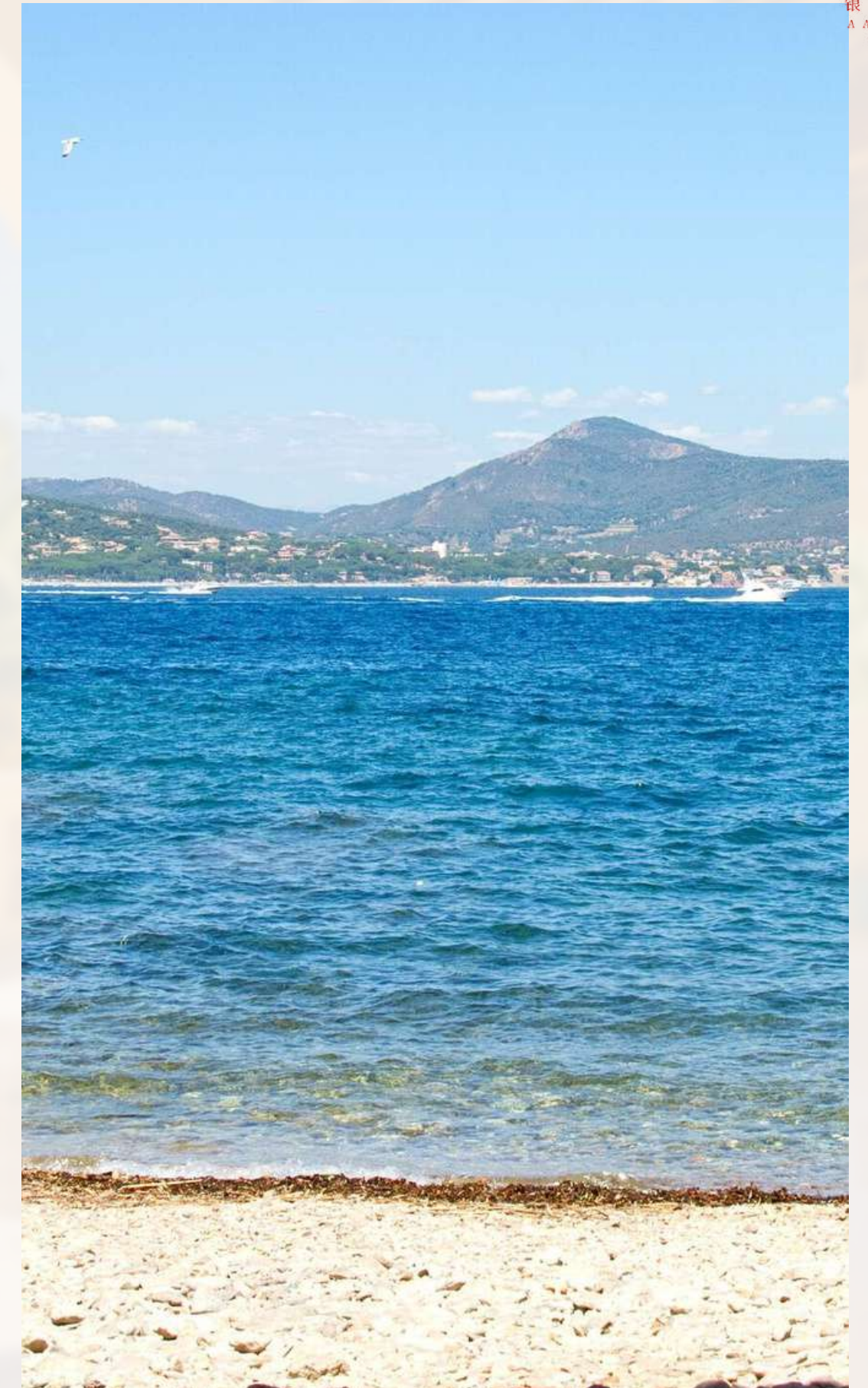
## THE GUEST ROOM "CATHERINE"

- Double Queen size bed, shower room, toilet. Outdoor access East side.



## THE GUEST ROOM “BELMONDO”

- Twin bed (can be turned into a King size bed), shower room, toilet. No direct outdoor access, Ideal for the kids and teenagers.



# VILLA LA RAMADE

- Guest WC and cloakroom.
- Semi-Professional kitchen.
- Salon with fireplace.
- Television room and office with Wi-Fi HP color Laser Printer.
- Dining room.
- Extensive covered terraces.
- Infinity heated swimming pool.
- 6 Guests Heated Jacuzzi.
- Landscaped and exotic astonish gardens. Fruits Trees, Berries bushes, kitchen garden...



Fountain.

- Full Security and alarm system.
- Electric entrance gate.
- Reversible air-conditioning / heating system/ under floor heating.
- Lit "Versailles Style" Outdoors and Gardens.
- Stone, Marble.
- Wengé Wood Parquet.
- Bespoke furniture. Made to measure soft furnishings.
- Fine and decorative art.
- Romantic & Nostalgic Picturesque Black & White movie Frames.
- 5 min access to the sea, 10 min access to St-Tropez **Place des Lices** and the Port, 15 min access to **Tahiti Beach** and **Jardin Tropezina**, 20 min access to **Pampelonne (Club 55, Byblos Beach, Bagatelle, Shellona, Loulou, La Réserve, Verde Beach...)**
- Good Karma and excellent Atmosphere !



# SERVICES À LA CARTE :



Transfers from and to the airport and taxi service



Classic or luxury car rental  
Electric Mini-Moke car rental



Chauffeur / Limousine service



Helicopter transfer



Massage / Beauty Treatment /  
Hairdresser



Personal trainer (massage  
table and fitness area in the  
villa).



Tennis Coach, Boxing coach,  
Yoga, Pilates and Bicycle coach



Catering products & Beverages



Extra Night and/or day  
security agent, bodyguard



Day use Boat Charter



Day sight-seeing, vineyard tours



Electric Bike rental



In House Event Management, Party Planning, Unplugged Live Band,  
Close-up Magician, Fireworks.



## Booking Policy :

- 50% to be paid within 7 days of signing the contract.
- 50% to be paid 1 month prior to the arrival of the tenant at the villa.

**If the Client does not pay 100% of the price as provided above, the Service Provider may, two days after having served a notice of no effect, demand the immediate termination of the reservation contract, in which case the Client may not occupy the property.**

- Minimum of stay 1 week in April, May, June, September, October & November. **2 Weeks minimum July & August.**
- **Security deposit (€ 25,000 per RENTED week) to be paid 1 month before the tenant's arrival at the villa.** It will be returned in the fortnight following the departure of the customer in full or deducted from any repairs or replacement of damaged equipment).
- **End of stay general cleaning is charged as extra cost of 840 € inc vat.** Linen Changed over is done every Tuesday/Wednesday and Saturday/Sunday.
- **City Hall Tourism Tax is charged 6,19 € per night per adult.**
- **"APA" deposit (cash provisional allowance) of € 10,000 per week.** This cash advance deposit is used to cover all costs / disbursements of customers: purchase of food and drinks, home service providers (hairdressers, beauticians, masseurs, private coach, fitness, yoga ...), but also (possible) taxis, boat rentals, helicopters, all types of shopping, restaurant bills, tips for staff etc ... At the end of the stay a detailed statement of expenses is provided to the client, the balance will be returned within 15 days after departure. In the event of a negative balance, the customer can pay their bill directly by transfer or cash. We are not making a cash advance.
- **TIPS Policy, at the discretion of the Client. But generally, between 5% to 8% to 12% of the charter price depending on season (Peak-Mid or low) and must be paid by the client in cash and given to the House manager.**
- **1 Property, Concierge, Travel & Lifestyle Manager, 24/24, 7/7** in person several hours / day and reachable by email, via whatsapp or on his mobile phone at all times.
- **1 Private Chef** available to cook breakfast, lunch and dinner, **7 days a week (10 h per day). Extra hours charged 45€ + vat.**
- **1 Butler (ONLY DURING HIGH SEASON)** to serve the 3 meals available **7 days a week (10 h per day). Extra hours charged 45€ + vat.**
- **1 Villa Assistant-Housekeeper on duty 5.00 hours a day 7 days a week. Extra hours charged 45€ + vat.**
- **1 Maid** for cleaning, washing and laundry **on duty 5.00 hours a day 7 days a week. Extra hours charged 40€ + vat.**
- Weekly visit of the pool technician (Friday Morning) and gardeners (Monday & Thursday Morning).
- **Heated Pool from May 27 till Sept 02, outside of these months, 1 500€ ex vat are charged per week to heat the pool.**
- **Check-in 17:00 and Check-out: 10h00.**
- **Non-Smoking Villa**, only, in outside terraces.
- **The Villa is pet friendly but well educated, no sleeping on the couch, sofa or bed is allowed.**
- Guest dirty laundry is done on daily basis, collected on the morning, and given back the following day. **Any new guests' personal laundry from previous trip will be done by external supplier and charged as extra. The villa's housekeeping service cannot handle this overload of work.**
- **Every bedsheet sets asked to be changed will be charged at extra cost of 55 € ex vat per full set.**

### Cancellation Policy :

**The signed contract is firm and final.**

The Customers having paid an advance deposit as part of the partial payment of the services defined in article 1 of the rental contract, certify that they will take possession of the Good on the arrival date mentioned in the contract and to pay the balance of the price of said service according to the schedule indicated in the contract.

If these conditions are not met and if the Good cannot be rented to another customer, the Customer will lose the deposit. The Service Provider will waive claiming the balance of the rental and will keep the advance in account to cover its damages.

In the event that the total amount of the contract has been paid but the client wishes to cancel before the start of the contract, the cancellation form (provided in the annex to the rental contract) must be completed and sent by registered mail; upon receipt of said cancellation confirmation, the Service Provider will endeavor to find new tenant customers for the contractual period but the initial customer will only be reimbursed the net amount equal to the possible replacement contract (net amount after deduction of costs overheads, management fees and taxes) whether it is the same amount or less than the initial contract. Any difference would be kept by the Service Provider to cover its damages.

**COVID-19:** according to the provisions of decree n ° 2020-315 of March 25, 2020 relates to the financial conditions of termination (cancellation) of certain stay contracts in the event of exceptional and unavoidable circumstances or force majeure: If, as a result of a government decree relating to Covid-19 (from France or the customer's main country of residence - as stipulated in the contract), the start date of the contract becomes impossible to meet, solely due to Upon border closure, the service provider agrees to refund the total rent paid or credit the rental amount on a booking at a later date for a similar rate period.





# LOCATION

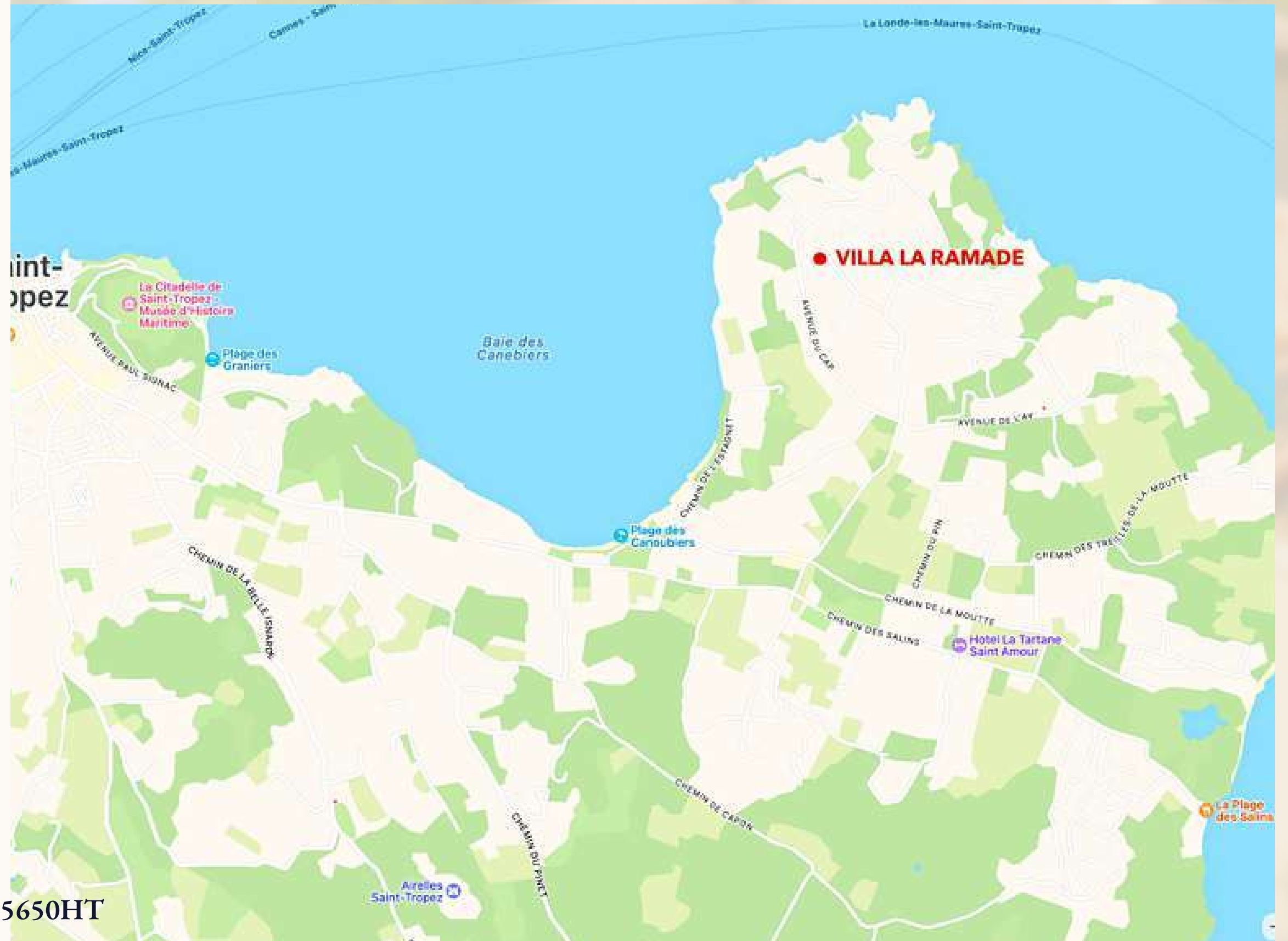
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## VILLA LA RAMADE

### LES PARCS DE SAINT-TROPEZ

Allée Saint-Pierre, 83990 Les Parcs de Saint-Tropez  
TOURISM CITY HALL REGISTRATION N° 83119005650HT



# CONTACT

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**Suomi Park**

Consultant

**Tel / WhatsApp:**

+33 (0)6 78 82 08 24

**Email:**

suomipark@aariane.com



银舍·巴黎

AAriane Real Estate

*Asian High Net Worth Individuals Expert*

法国唯一华人高端房地产经纪公司