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AARIANE

· PARIS

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Paris does not simply  
offer property.  
It offers legacy.

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*At AAriane, we are the thread that leads to Paris' finest addresses – sun-drenched Haussmann apartments, storied hôtels particuliers, and off-market estates that rarely surface. Our clients arrive from across the world. What they share is not a passport – it is a standard.*

Paris · Our only home. Our singular expertise.

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# The Art of the Right Introduction.

AAriane takes its name from Ariadne's thread – the mythological lifeline that guided a hero through the labyrinth. Navigating Paris' luxury property market demands exactly that: a guide who knows which doors to open, which addresses are truly exceptional, and which negotiations require the subtlest of hands.

Founded by Alexandra Li – a former Director of Asian Investor Relations at JLL and a leading European private equity firm – AAriane brings together one of Paris' most international advisory teams.

*Our team speaks French, English, and Mandarin – not because we serve one world, but because we sit at the intersection of three. Two decades of cultivating relationships across Asian financial centres, European family offices, and the Parisian market means we see opportunities – and the right buyers – that few other agencies can reach.*

Twenty years of networks.  
Three languages.  
One standard of excellence.

*Our trilingual team – French, English, Mandarin – is your single point of contact for every dimension of your Parisian property journey.*

Alexandra Li · 李银盈

FOUNDER & MANAGING DIRECTOR

Real Estate Finance, MSc. Twenty years at the intersection of Asian capital and Parisian property. Former Director of Asian Investor Relations at JLL and a leading European private equity firm. Equally fluent in French boardrooms and Mandarin-speaking investment communities.

Fabrice Levet

PARTNER · COMMERCIAL & ULTRA-PRIME RESIDENTIAL

Doctor of Law, MRICS. Rare precision in complex asset valuations, investment structuring, and high-stakes negotiations. Advises family offices, private wealth managers, and UHNWI across ultra-prime residential and commercial acquisitions.

Alicia Huang · 黄九蕻

HEAD OF LUXURY RESIDENTIAL

Former gallery partner and art advisor. Brings an aesthetic intelligence to property that few can match. For her, selecting a residence is no different from curating a collection – every detail, every volume, every view must earn its place.

Five services. One point of contact. Handled in French, English and Mandarin.

## 01

### Mandate Advisory

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Bespoke positioning, professional photography, discreet multi-channel exposure, and strategic buyer targeting across our international network – all calibrated to achieve the finest possible outcome for your asset.

## 02

### Commercial Real Estate

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From prestigious office addresses to flagship retail spaces, we identify commercial opportunities that align your ambitions with Paris' most coveted locations – serving private investors and family offices with equal attentiveness.

## 03

### VIP Property Search

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VIP

A fully delegated acquisition service. We access the entire market – including off-market properties invisible to the public – and represent you throughout, from first visit to final signature, without requiring your presence in France.

## 04

### Property Management

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Your Parisian asset deserves the same attention whether you are present or not. Tenants, taxes, maintenance, building assemblies, correspondence – with quarterly reporting as standard. Complimentary for the first year for properties acquired through AAriane.

## 05

### Art de Vivre

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Private wine journeys through Burgundy and Bordeaux, bespoke cultural itineraries, VIP access to fashion houses and auction previews, Michelin-starred chef introductions, and a concierge who anticipates your every preference.

# Properties of Consequence.

Each address in our portfolio has been chosen not merely for its value, but for its story. Haussmann masterworks with original mouldings intact. Sun-drenched pied-à-terre overlooking the Seine. Private mansions where history has left its mark on every stone. We present only what we would consider acquiring ourselves.

## Off-market

*Certain properties never appear here. They are reserved for clients who have told us exactly what they seek.*

## KEY DISTRICTS ·

7ème — Champ de Mars  
6ème — Saint-Germain  
8ème — Triangle d'Or  
16ème — Trocadéro  
4ème — Le Marais  
1er — Palais Royal

## Champ de Mars, 7ème

Belle Époque Apartment · 185 m<sup>2</sup>

Original Belle Époque architecture, generous ceiling heights and sweeping views of the Eiffel Tower. A calm, refined address in one of the 7th's most sought-after residential streets.

*Available exclusively through AAriane*

## Saint-Germain, 6ème

Haussmann Masterwork · 240 m<sup>2</sup>

Original chevron parquet, ornate mouldings intact and three French balconies overlooking a quiet, tree-lined boulevard. A quietly beautiful address on the Left Bank.

*Off-market · By introduction only*

## Trocadéro, 16ème

Ultra-Prime Pied-à-Terre · 95 m<sup>2</sup>

Steps from the Trocadéro, on Avenue Georges Mandel — one of the finest residential addresses in the 16th arrondissement. Impeccably renovated, generous volumes, and the quiet prestige that only this street can offer.

*Available exclusively through AAriane*

# Paris Is Not a City. It Is a Way of Being.

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The most exceptional addresses in the world mean little without the life that surrounds them. Through our Lifestyle division, AAriane members gain privileged access to the Paris that most visitors never encounter.

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## Private Wine Journeys

Burgundy, Bordeaux, Champagne — private cellar tastings with celebrated vignerons.

## Couture & Fashion

Front-row invitations to the couture calendar. VIP access to fashion house previews.

## Art & Culture

Curatorial introductions to emerging and established artists. Auction house access.

## Michelin Concierge

Starred chef recommendations, private dining arrangements, curated Paris itineraries.

## Club AAriane

A private circle of international connoisseurs. An unwillingness to settle for less.

# A private circle. An international standard.

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Club AAriane brings together a discreet community of international connoisseurs who share one defining trait: an unwillingness to settle for anything less than extraordinary. Members receive priority access to off-market listings, exclusive cultural programming, and a private advisory relationship with the AAriane team.

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*Membership by introduction only.*

- Priority access to off-market properties
- Quarterly market intelligence reports
- Private cultural event invitations
- Dedicated advisory relationship
- Lifestyle concierge services

# The Paris Market.

## For Those Who Look Beyond It.

## WHY PARIS ·

Paris is not simply a market. It is one of the world's last genuinely scarce luxury assets. A finite stock of Haussmann apartments, strict heritage preservation, and sustained demand from global UHNWI have underpinned its value through every economic cycle. France ranked top five globally for wealthy buyers planning to purchase abroad in 2024 (Knight Frank).

## MARKET CONTEXT

Central Paris residential stock	Finite — strictly protected by heritage preservation law
International buyer activity	Growing: US, Middle East and Asia leading demand (Knight Frank 2024)
Off-market transactions	Significant proportion of ultra-prime deals — never publicly listed
Price resilience	6th & 7th arrondissements: ~35% appreciation over 10 years (Notaires de Paris)
Super-prime average price	Paris: \$15.6M average in 2024 — among the world's most stable markets

## FOR INTERNATIONAL BUYERS ·

### 01 Initial consultation

Market briefing, legal structure analysis, tax guidance, purchase architecture — all before a single property is visited.

### 02 Property search

Full-market and off-market search, conducted in your language. All visits attended or conducted by AAriane on your behalf.

### 03 Offer & negotiation

We represent you exclusively. Our network and negotiation experience consistently achieves prices below initial asking.

### 04 Legal process

We coordinate your bilingual notaire, legal counsel, and all parties. Remote signing available — your presence in France is not required.

### 05 Post-acquisition

Property management, tax compliance, rental management, and concierge services activate from the moment keys are handed over.

## 2025

### 3 of Paris' Most Significant Transactions

AAriane sold three of the most expensive properties in Paris that year — none publicly listed. Each transaction conducted entirely off-market, in the absolute discretion our clients require.

Off-market · Confidential · 2025

## 2024

### BYD Paris Flagship

AAriane acted as exclusive real estate advisor securing BYD's first European flagship location on the Champs-Élysées — a landmark commercial mandate in the heart of Paris' Golden Triangle.

Commercial mandate · Champs-Élysées

## 2023

### Emblematic Hôtel Particulier

Listed and sold one of the most emblematic hôtels particuliers in Faubourg Saint-Germain — a storied private mansion in the heart of the 7th arrondissement, discreetly handled from mandate to signature.

Faubourg Saint-Germain · 7ème · Off-market

#### IN THE PRESS

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*AAriane has positioned itself as the essential bridge between Paris' finest off-market properties and the world's most discerning international buyers.*

Industry recognition · 2024

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*A rare combination of French institutional expertise and deep Asian investor relationships — an advisory firm operating at the intersection of two worlds.*

Private wealth commentary · 2024

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## Begin With a Conversation.

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*Every exceptional acquisition begins with a quiet exchange.*

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