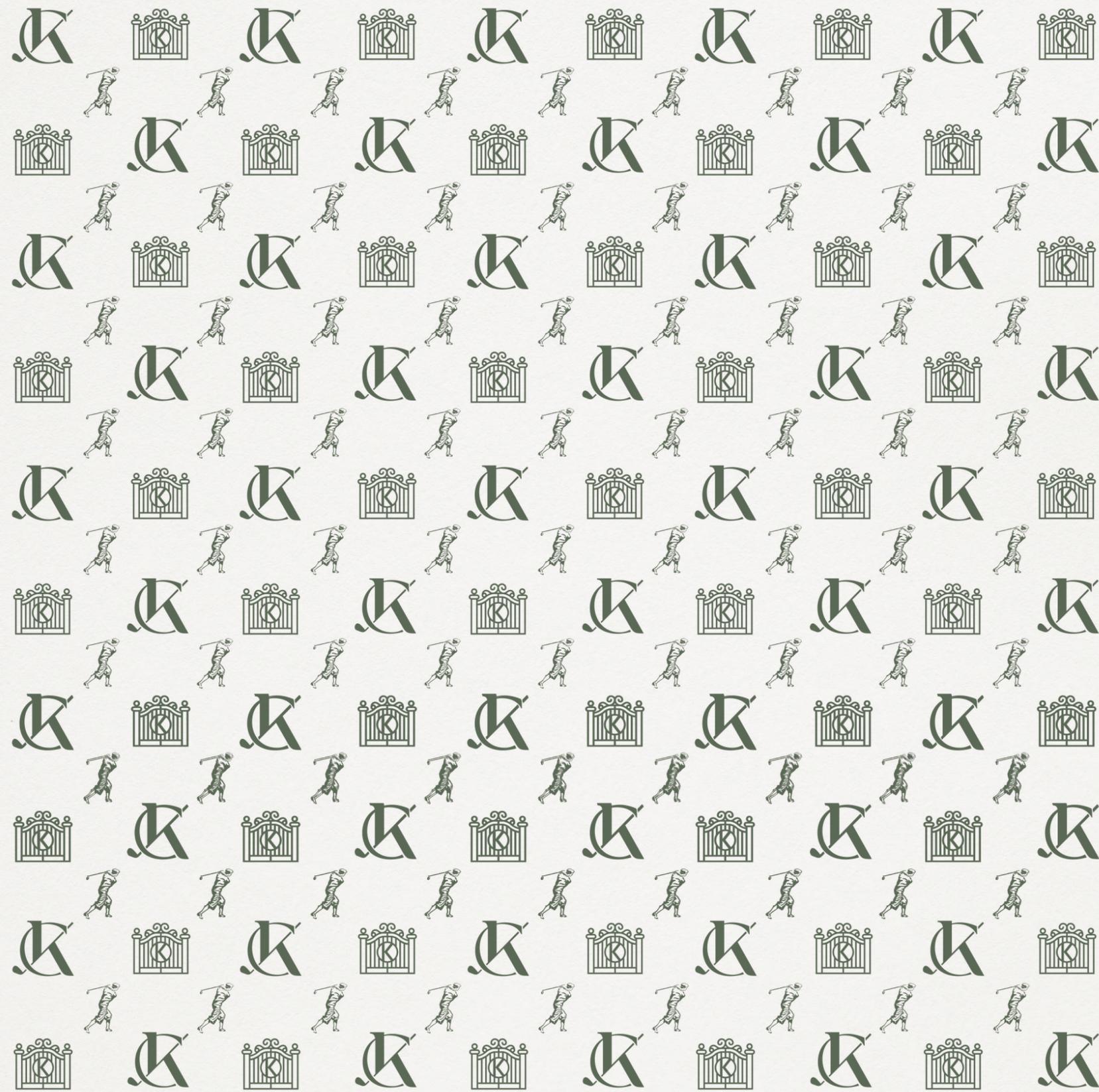
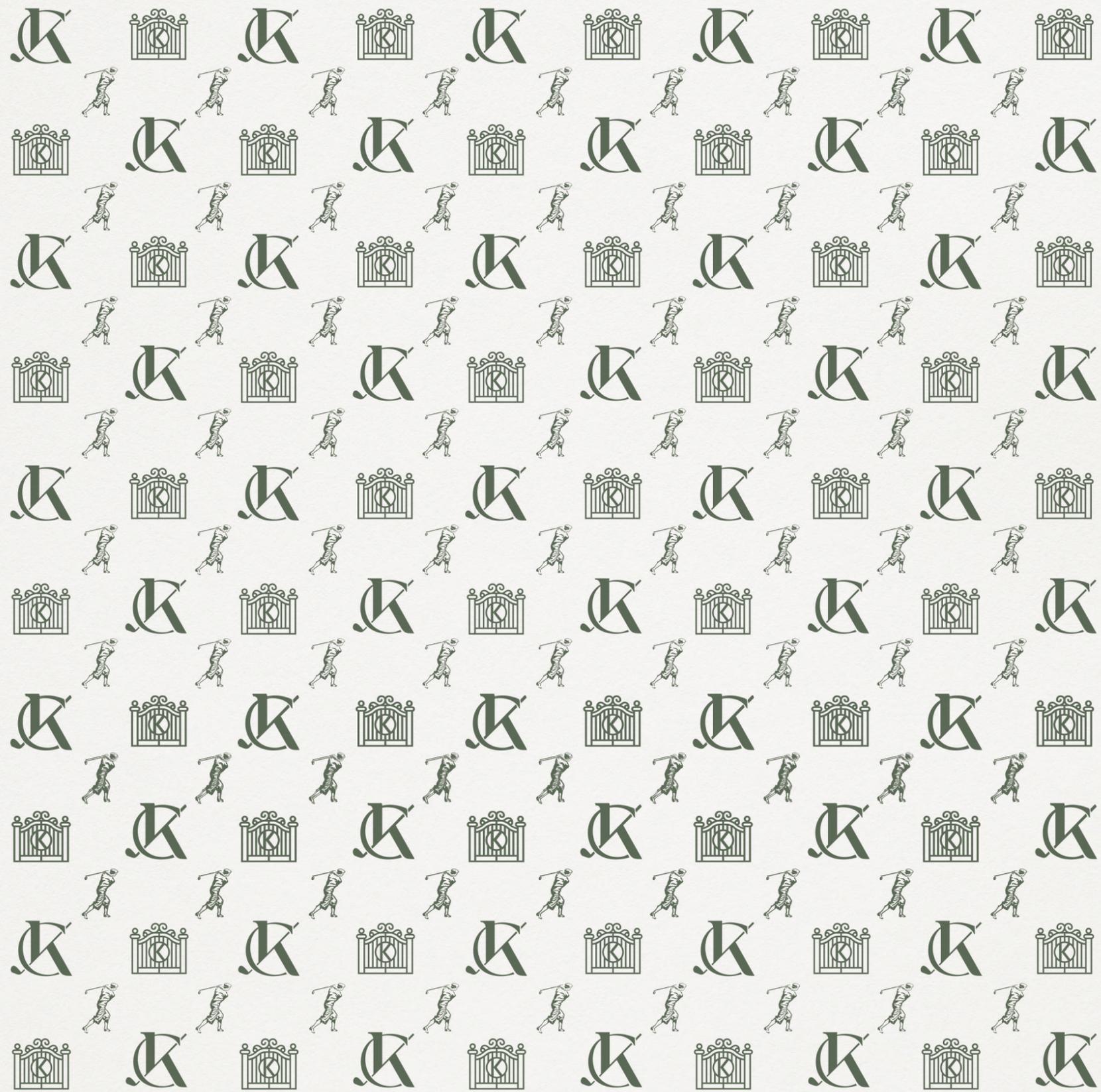


GOLF DE VALESCURE – SAINT-RAPHAËL

VILLA
HILLSIDE



CHARLES KENT
THE GOLF PROPERTIES





I. THE CHARLES KENT BRAND ⁷

II. VILLA HILLSIDE:
THE PROPERTY ²⁷

III. PLAYING GOLF IN THE VICINITY
OF VILLA HILLSIDE ⁶⁷

IV. OUT AND ABOUT AROUND
VILLA HILLSIDE ⁷³

V. THE VILLA LAYOUT
AND SURFACES ⁸¹



Charles
Kent

I

THE
CHARLES KENT
BRAND



*It is a singular voice to be heard
The voice of an ideal
Of breathing
Where golf and serenity are essential
A way of living your best life
Here and now*



WHERE
D R E A M S
COME
TRUE

Charles Kent bespeaks a loftiness of vision. Aspirations that reach for the heavens. Carefully chosen and mastered trajectories. To live on the most prestigious golf courses, on your favourite playground, while experiencing the world, if perhaps a little differently.

Charles Kent is the promise of life in the open air and a refuge for yourself and your loved ones. A life where your passion can be expressed and enjoyed every day. A life to be shared, even with those who do not play. Each villa or penthouse is designed so one can contemplate, breathe and be together without getting in each other's way, or even work, from a distance or in ways which have yet to be invented.

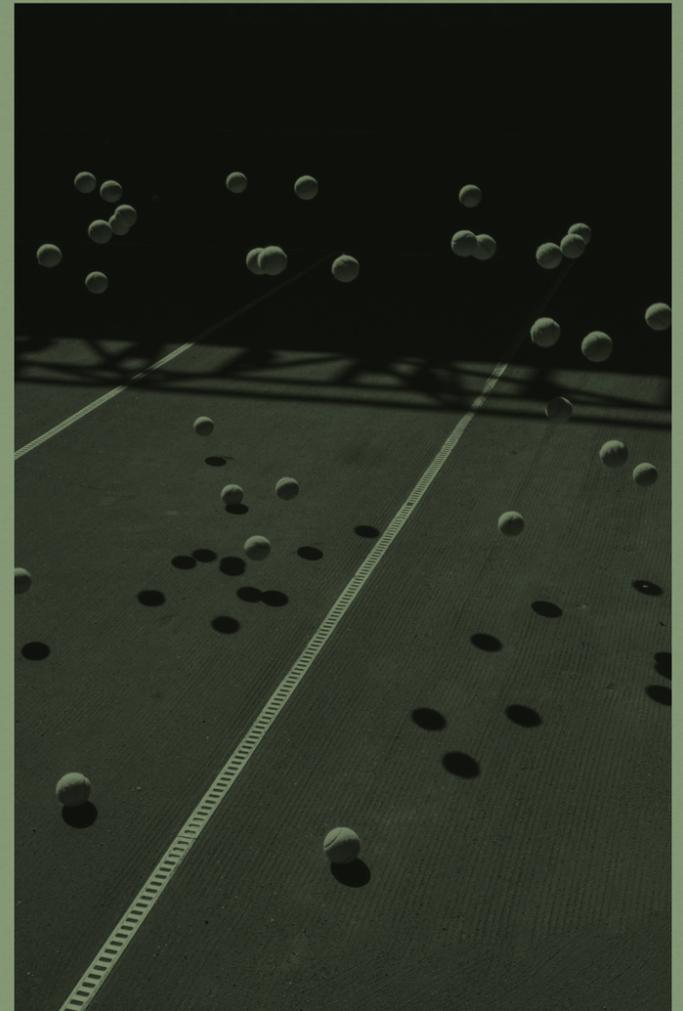
In a Charles Kent residence, you rediscover the joy of quiet mornings, communing with nature, views of wide open spaces, carefully preserved like the bonds with the loved ones and friends we have chosen to surround us. Charles Kent embodies the philosophy of those who in golf have found a modus vivendi that encompasses freedom, pleasure, elegance and intimacy. A life open to the world and to others, in a haven of tranquillity, where all is calm, luxury and serenity.



A LIFE
OF PASSION
AND SHARING,



SHELTERED FROM
THE DISORDER
OF THE WORLD



FROM ST ANDREWS
TO MARBELLA

GOLF'S LATEST DESTINATIONS

Charles Kent is first and foremost a brand with a singular passion and respect for the sport of golf. To demonstrate our sincere and intimate understanding of this discipline, we have chosen to go back to its roots. So, up North, in the direction of St Andrews, the home of golf, or to be more precise, the Old Course, one of the five most prestigious courses in the world, both for its long history, intertwined with that of the sport, and for the talent required to complete certain of its holes. Who hasn't shuddered at the mention of the "Hell Bunker" or the "Road Hole"? And what golfer doesn't secretly dream of one day crossing the iconic Swilcan Bridge, on the 18th hole of the legendary Old Course?

The magnificent and historic Hamilton Grand building is where we decided to establish our business. It is both a symbol and point of anchorage, from which Charles Kent wishes to accompany you towards other new, but already renowned golfing destinations: from St Andrews to Marbella and many other resorts that have become so attractive to the aficionados of this sport. Terre Blanche in Fayence, voted the "Best Golf Resort in Continental Europe" by the well-known magazine Golf World, or La Zagaleta, one of the most prestigious courses in Andalusia. The coastal resort of Marbella is home to no less than 60 golf courses and this magnificent setting enjoys ten out of twelve months of superb weather every year. The Real Club Valderrama, La Reserva and Almenara in Sotogrande, as well as Las Colinas in Orihuela are also among the legendary addresses chosen by Charles Kent to construct exceptional properties and perhaps a place of your dreams.



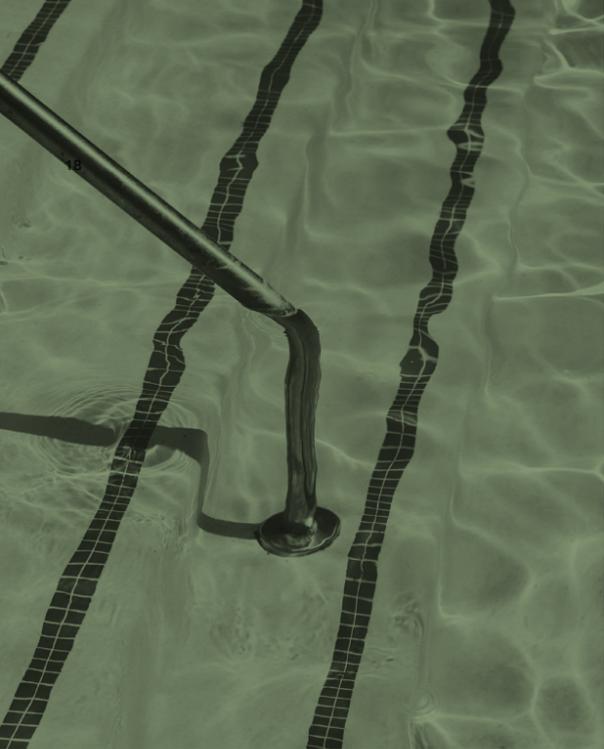


PERFECTLY AT HOME IN THE WORLD OF YOUR DREAMS

Our residences are built at the heart of or in close proximity to the most prestigious golf resorts in Europe, but also in regions whose appeal goes far beyond that of the sport. These exceptional properties are sold ready for use and consequently can be lived in all year round or on a semi-residential basis. There's no reason to wait, when your comfort and passion are concerned.

Whether a villa or a penthouse, each Charles Kent property features ample living spaces, reception areas and master bedrooms. They include numerous terraces and openings onto their natural surroundings or directly onto the golf courses themselves. Our properties

are equipped with the most sophisticated amenities, designed to indulge the passion and enhance the performance of every golfer by facilitating their comfort in both life and play. They include a private putting green, a TrackMan room, a dressing room adapted for golfing equipment and a wardrobe consisting of the most exclusive brands, a private, personal golf cart to carry you around the resort. This superb package is completed by two sets of clubs, fitted to the game of the property's new owner by Taylor Made and a year's complimentary membership in the resort of your choice.



LIFE IS JUST
AS RELAXED
AND EFFORTLESS
IN AND AROUND
THE GOLF
RESORTS



Charles Kent villas and penthouses are above all designed to enhance people's experience of the sport of golf, yet they are also intended as gateways. Pathways to other worlds, other pleasures and other people, not necessarily players, but those who recognise at the heart of this sport, the desire for tranquillity and a shared life in the open air.

Non-golfers as well as the friends and family of a golfing enthusiast, are all part of the Charles Kent community. For them, away from the pleasures of the fairway, there are private swimming pools, spas, tennis courts and fitness rooms, games areas and home-cinema rooms. Life is just as relaxed and effortless in and around the golf resorts.

The delights of the French Riviera need no introduction, with its myriad of world-famous sites as well as those more hidden away, with its gourmet restaurants of the highest repute, its cultural treasures, museums and galleries and its prestigious festivals. It is also home to a huge range of sporting activities, both on land and at sea, as an alternative to its marvellous golf courses. The Costa del Sol, another central location for our properties, is not to be outdone and offers a lifestyle of the highest quality, combining sea and mountains, festivities and relaxation, alongside some beautiful escapes to the pristine white villages of Andalusia.



TO PLAY
OR NOT
TO PLAY,



IS NEVER
REALLY THE
QUESTION...





*We all have our own
imaginary map of little corners
of paradise on Earth*



THAT FEELING OF BEING AT HOME,
WHEREVER YOU ARE

YOU
HAVE
REACHED

YOUR
DESTINATION

We all have our own imaginary map of little corners of paradise on Earth; places where we dream of living and perhaps even playing golf. Charles Kent builds extraordinary residences, but first and foremost they are designed with your dreams in mind. For what greater luxury exists, than to be able to feel yourself perfectly at home, especially when you purchase a ready-to-live-in property?

Name a destination, close to or at the heart of a course or resort, from your list of golfing desires and we'll do everything within our power to acquire the necessary land and build and equip a living space that meets your aspirations. We are unrivalled at finding those rare gems that fulfil the even most fabulous dreams.

And because we all seek a unique way of living, we design your future property by being attentive to your rhythms, your needs and your fantasies, as well as those of your family and entourage. You are tempted by an architectural dream? Don't hesitate to inquire. We firmly believe that anything is possible and in an unlimited horizon for every desire.



II



VILLA HILLSIDE: THE PROPERTY



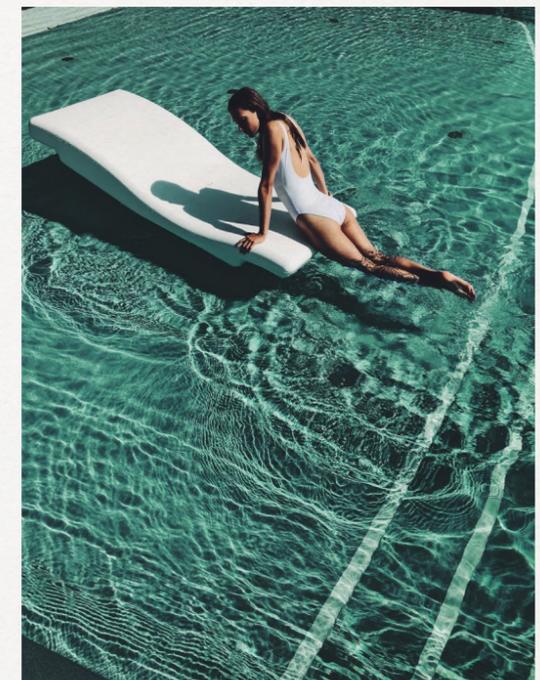
Situated in France, on the Valescure golf course, the Villa Hillside offers the tranquility of a private and perfectly secured domain. The elongated silhouette of this property, which seems to stretch out in a languorous invitation to “chill out”, borrows from the architectural style of the villas on the Californian coast. In the heart of the pine forest, where the only perceptible sound is that of the chorus of crickets, the Villa Hillside is bathed in sunlight in any season. The golf course is within walking distance and all other amenities are within easy reach of the villa. Summer lasts all year round, on the gentle slopes of the French Riviera.







THE VILLA HILLSIDE
 SEEMS TO STRETCH
 OUT BEFORE THE
 EYE, LIKE A LANGUID
 FIGURE SOAKING
 UP THE WARMTH OF
 A NEVER-ENDING
 SUMMER.





Spaces to relax and take full advantage of a wonderfully serene and natural environment.

AN OCEAN OF
INLAND GREENERY,
BETWEEN THE
UMBRELLA PINES
AND THE
MEDITERRANEAN
PALM TREES.
A PICTURE OF
TRANQUILLITY.



A master bedroom with a view, ideal for dreams of calm and serenity.





CHILL OUT
 IN THE SHADE,
 ENJOY AN
 AFTERNOON NAP,
 DREAM, PLAY
 A LITTLE GOLF...

A terrace of 80m² to enjoy the pool: lazy days in XXL.

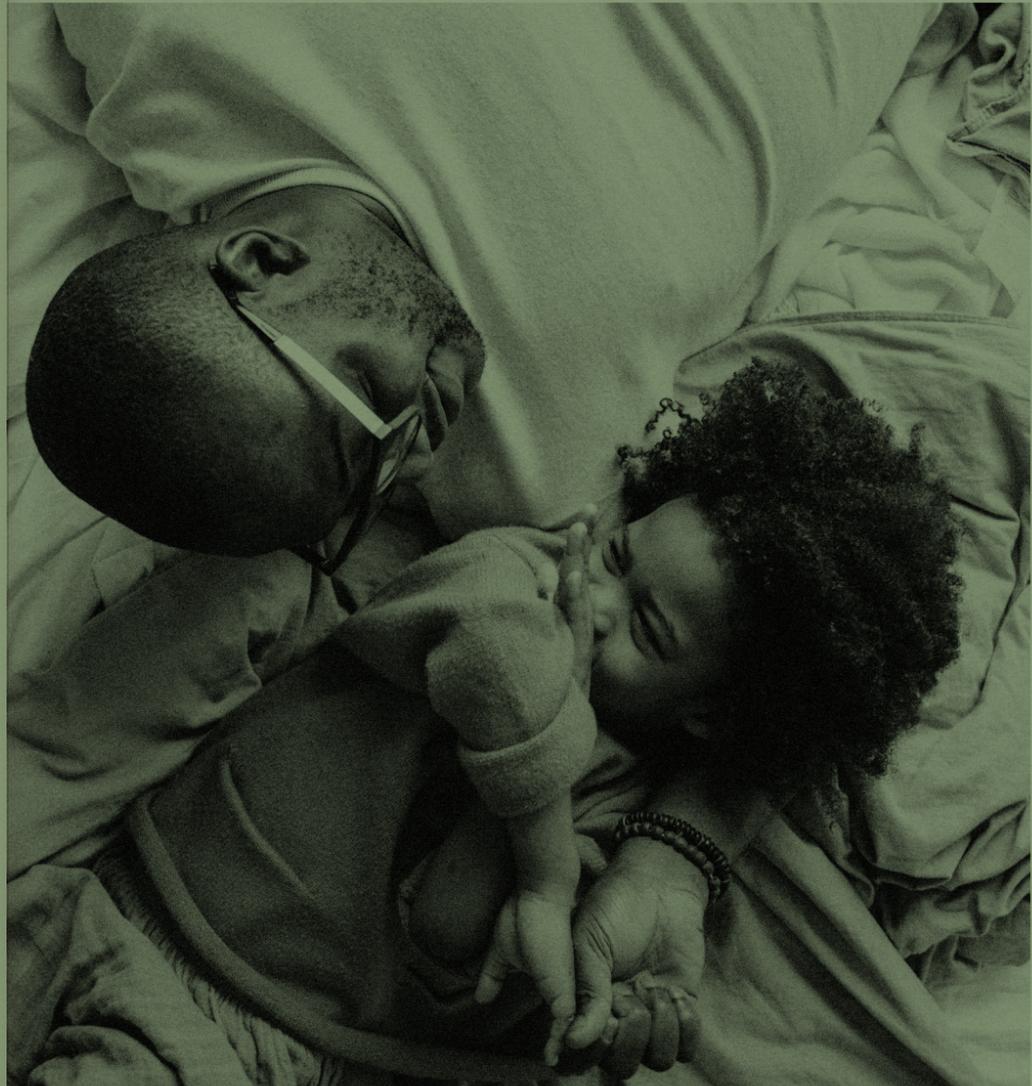
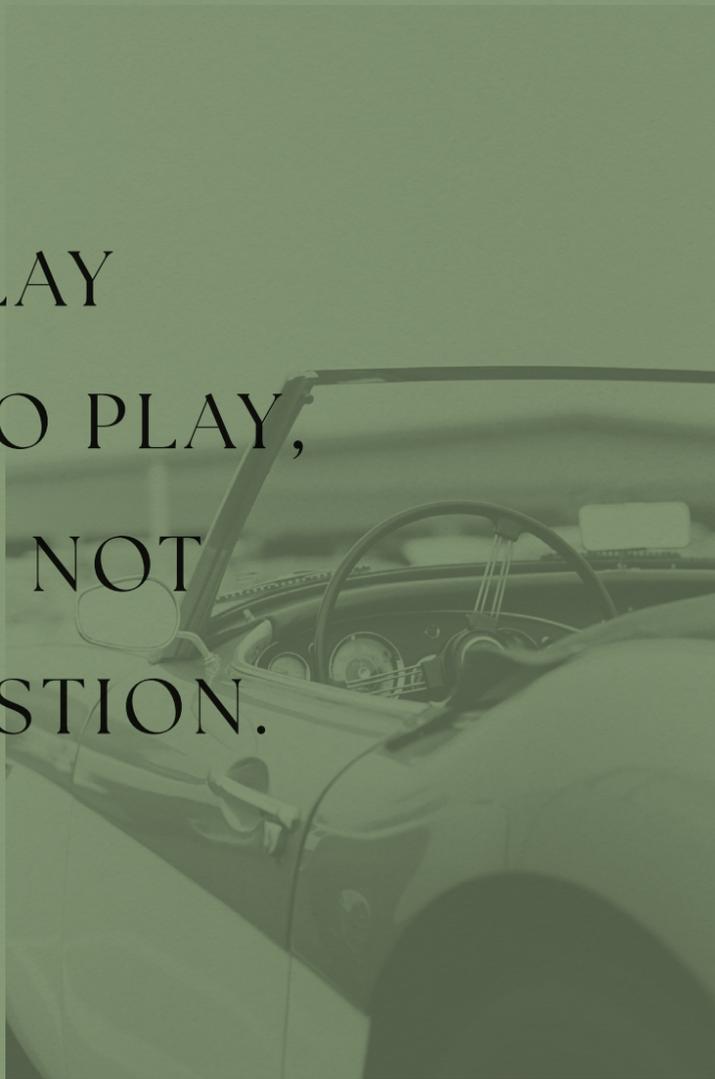


Outdoor furniture that combines style and comfort.





TO PLAY
OR NOT TO PLAY,
THAT IS NOT
THE QUESTION.





So much more than just a season. Summer as a way of life.



Shades of blue, green and ochre: we must be in the south.



Sharing more than just a passion for golf.





TO LIVE
 IS THE RAREST THING
 IN THE WORLD.
 MOST PEOPLE EXIST,
 THAT IS ALL.

OSCAR WILDE



NATURE INVITES
ITSELF ONTO THE
TERRACES AND
THROUGH THE
NUMEROUS
OPENINGS ONTO
THE VILLA'S
SURROUNDINGS.
THE FAIRWAYS
ARE NEVER FAR
FROM VIEW.





A kitchen which opens up into the garden for those with a taste for nature.





A living space of around 100m² comprising the kitchen, living room and library. Dimensions that reflect the spirit of Villa Hillside.



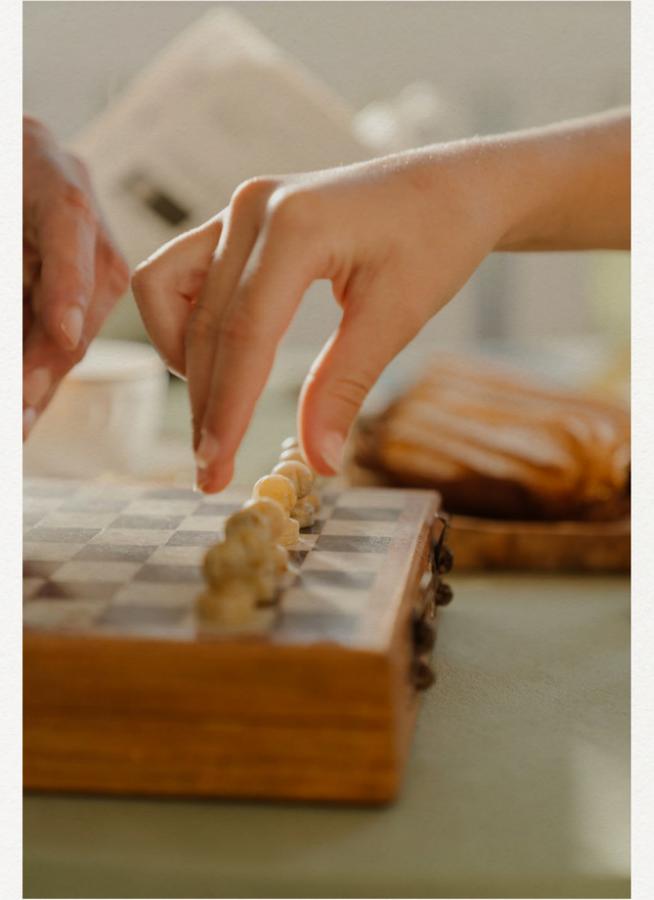
SHADES OF OCHRE,
SAND AND WHITE,
IN TRIBUTE TO THE LAND
AND ROCKS

UPON WHICH
THE VILLA HILLSIDE
WAS BUILT.





A space dedicated to relaxation: an afternoon nap or a restful read, the choice is yours.





A master bedroom of around 50m²:
sleep in the open air, almost.





Harmonious dreams and refined materials.





III

PLAYING GOLF IN THE VICINITY OF VILLA HILLSIDE

A GOLFING
PEARL AT
THE HEART

OF THE
FRENCH
RIVIERA



VALESCURE GOLF
COURSE
&
THE BLUE GREEN
DE L'ESTEREL
&
THE TERRE BLANCHE
RESORT

The Valescure golf course, where the Villa Hillside is situated, is the oldest course in the Var region and one of the first to be created in France. It boasts 18 holes and is situated near another course, The Blue Green de l'Esterel, as well as the Terre Blanche resort. The latter is one of Europe's premier golf resorts, extending over 300 hectares of valleys, lakes, ravines, waterfalls and ancient forests, designed in respect for the surrounding natural landscape. It includes two internationally renowned 18-hole courses, "Le Chateau" and "Le Riou", both famed for their layout and high standards of maintenance.



ST-ENDRÉOL COURSE
 &
 ROQUEBRUNE-SUR-ARGENS
 CLUB
 &
 L'ACADÉMIE
 &
 THE CAP ESTÉREL CLUB

Close to the Villa Hillside, there is also the St-Endreol course (18 holes) nestled in a vast green oasis of over 150 hectares, in the heart of a privileged environment. Of equal standing, there is also the Roquebrune-sur-Argens club (18 holes), a 5-star course, just 10 minutes from Saint-Raphaël and Sainte-Maxime.

And for those taking their first steps in the world of golf, the region offers more accessible golfing facilities such as L'Académie and the Cap Estérel Club, which overlooks the Bay of Agay – two, compact 9-hole courses, ideal for beginners and those with a more recently smitten with a passion for this addictive discipline.



IV

DRAGUIGNAN

CANNES

VILLA HILLSIDE

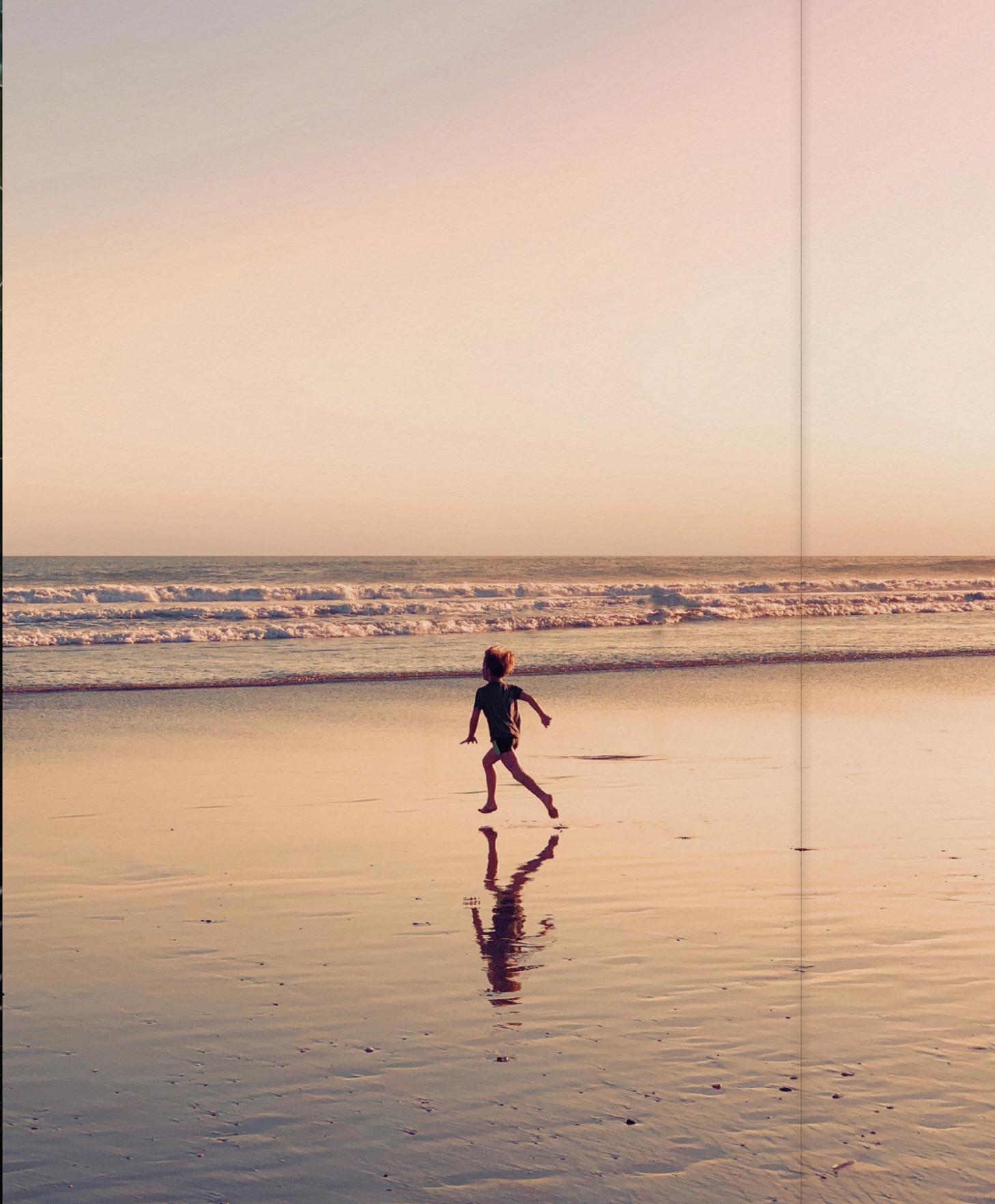
OUT AND ABOUT AROUND VILLA HILLSIDE

FRÉJUS

SAINTE-
MAXIME

SAINT-TROPEZ

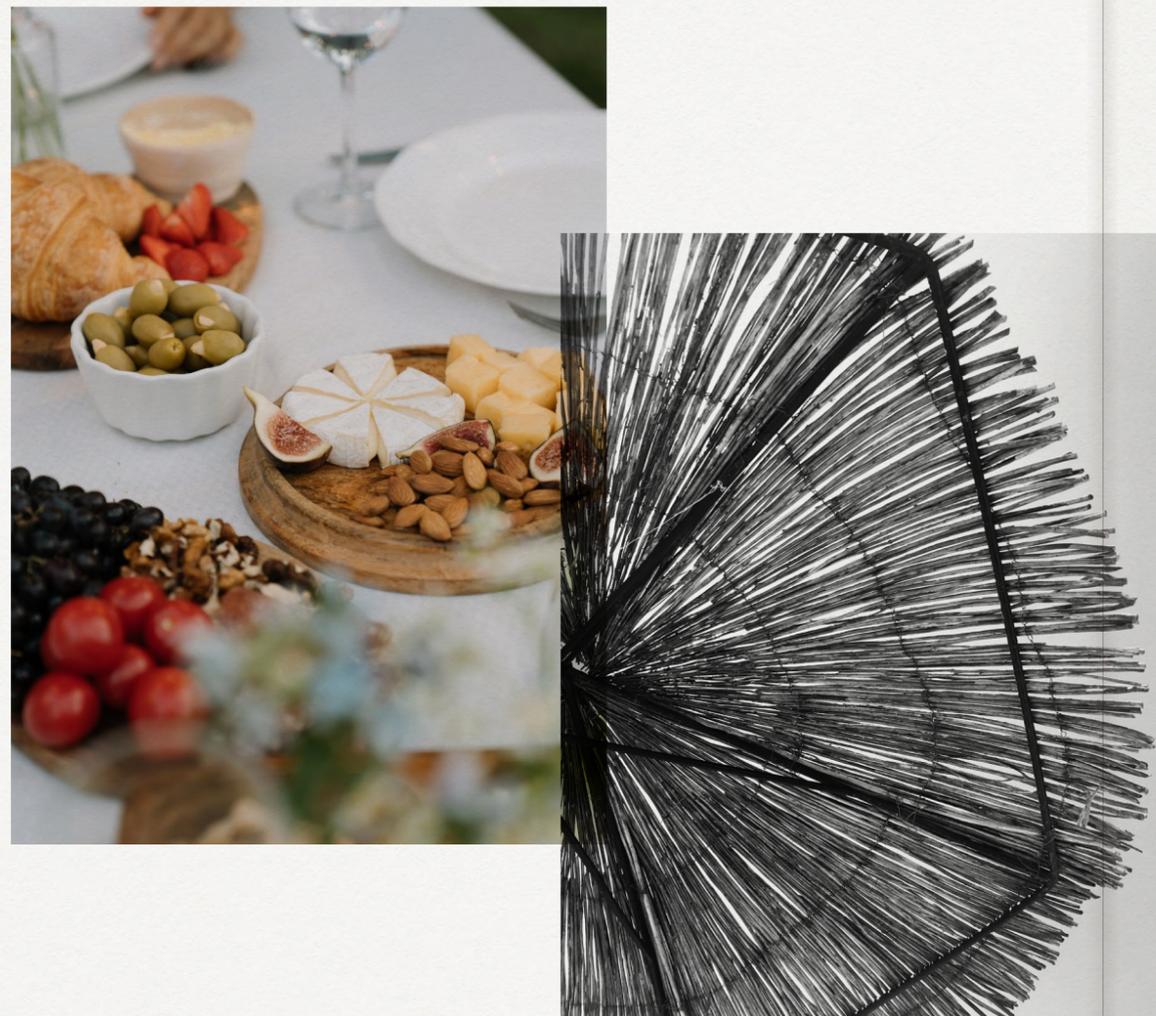
RAMATUELLE



LANDSCAPES O F PICTURESQUE B E A U T Y

There is surely no need to once more describe the 36 km of coastline or the thirty or more sumptuous beaches that surround the city of Saint-Raphaël, all accessible via coastal pathways or the Corniche d'Or coast road. This picturesque medieval village overlooks the sea, nestled among hills and vineyards and facing the delightful Théoule-sur-Mer, another typical village of the Var region, close to the more festive St-Tropez or Cannes. Is it even necessary to enumerate the natural treasures that feast the eye, wherever you look? We could start with the majestic Estérel massif, perfect for those wishing to go hiking or climbing, or a little further to the north, the Sainte-Croix lake, in the Verdon Gorges, a haven of peace for those who seek tranquillity. And for those who love the deep blue of the Mediterranean Sea, who could ever tire of the view of the Ile d'Or, just along the coast from Saint-Raphaël, with its lonely tower facing the sea. To fully appreciate the beauty of the Côte d'Azur from the air, helicopter tours are easily arranged, departing from Cannes.

CULINARY PLEASURES, BOTH GREAT AND SMALL, ALL ON A PLATE FOR YOU



The region is full of high-class culinary addresses. Here is a short selection of the finest, all situated at a short distance from the Villa Hillside.

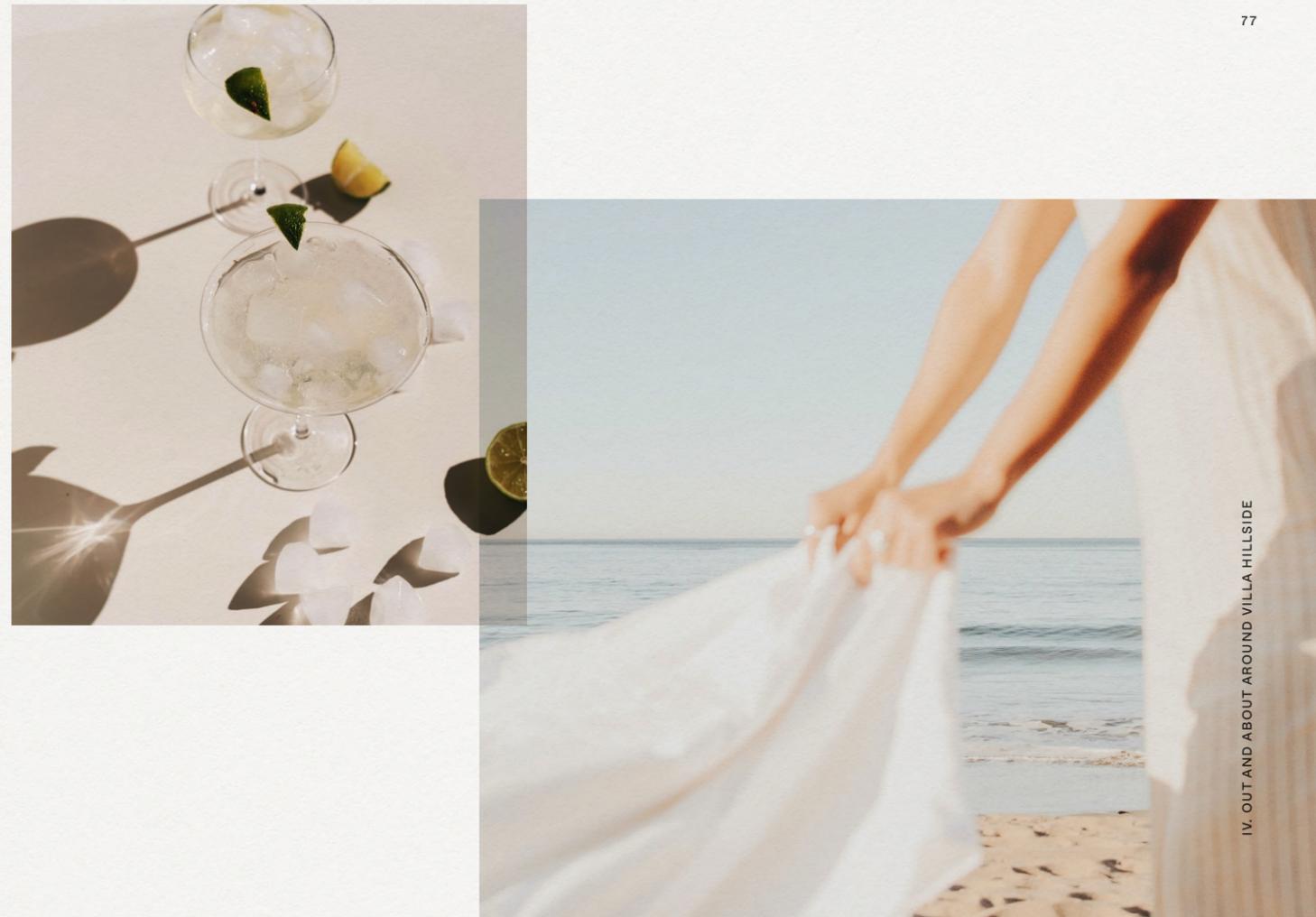
→ La Terrace, in Saint-Raphaël, with its chef José Bailly who earned his first star in 2019, and who has developed a local and radically inventive cuisine, based on seafood. Or the Bougainvillier, which has built bridges between French and Italian gastronomy under the guidance of chef Quintin Joplet.

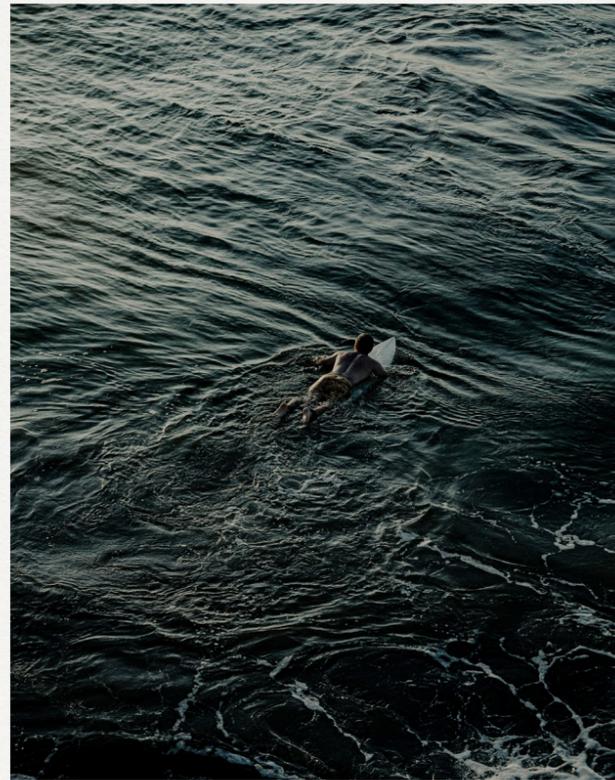
→ La Favientia, at the heart of the Terre Blanche estate, sat at the edge of a magnificent infinity pool, with two-starred chef Christophe Schmitt at the helm, concocting refined Mediterranean-inspired dishes. → La Castellaras in Fayence gives pride of place to local and seasonal produce, grown with great respect for the environment.

→ We are also very fond of the convivial Gloire de Mon Père in the village of Seillans, with its terrace around a pretty fountain and its simple, local cuisine, as well as the restaurant of the Hôtel des Deux Rocs, at the heart of this peaceful hamlet.

→ And for brunch or dinner in the centre of Saint-Raphaël, the Mugs, the BlaBla, the 47 and the Bistrot Loudet with its crayfish pasta, are among the local hostelries not to be missed.

→ For those who wish to spend the entire day chilling out on the beach, here are a few unmissable addresses for lunch: the Epuisette Beach and the Tortu in the Boulouris coves or the Agathos Club in the Bay of Agay.

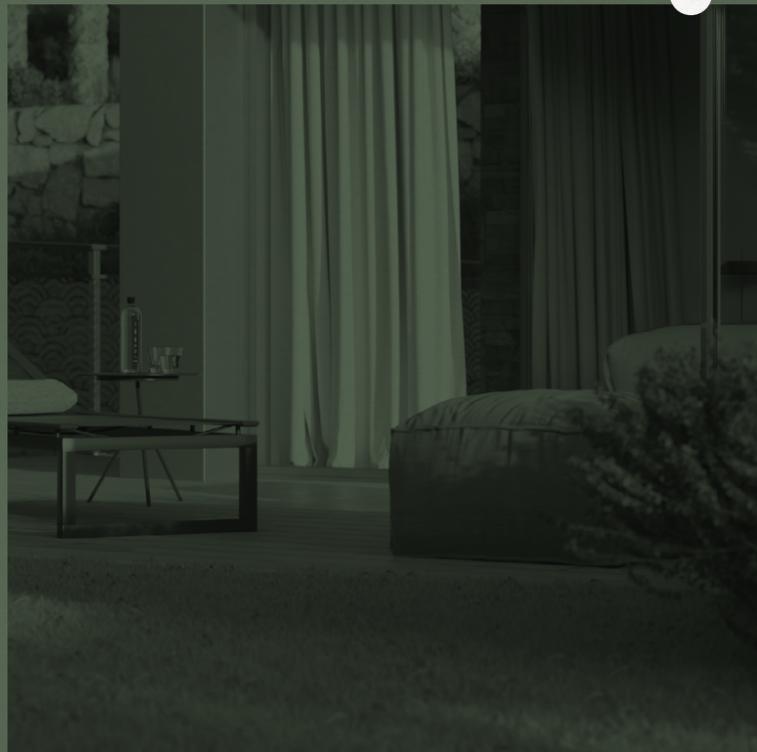




A SELECTION
OF OUR FAVOURITE
SPOTS AND
CULTURAL SITES



- Another way to discover the heady perfume of the Var region is to try your hand at creating fragrances in Grasse, the world capital of perfume, where numerous olfactory workshops take place.
- For those who prefer the more discreet and spiritual side of the Côte d'Azur, the region is steeped in a marvellous heritage of Roman remains, historic basilicas and monasteries scattered throughout the countryside.
- Film, fashion and photography enthusiasts need only to travel a few kilometres to enjoy the crowd-pulling Cannes and Hyères Festivals. And for those who feel the need to complete their wardrobes, a shopping trip taking in the luxury boutiques of Saint-Tropez is highly recommended.



THE VILLA LAYOUT
AND SURFACES



PRESENTATION

The Hillside villa is located in a secure domain of the Valescure golf courses in Saint-Raphaël.

The Colle Douce estate faces the driving range and the 18-hole course of the superb Valescure golf course. The villa is close to all amenities, only 3 minutes from the golf courses shopping centre. The city centre of Saint-Raphaël and the sea are only 3 kilometres away.

Built in 2022, this incredible contemporary villa of approximately 410m² enjoys the ultimate in amenities. It has 4 en-suite bedrooms, high ceilings and an exceptional amount of light.

This property is a real haven of peace and is perfectly integrated into its environment. Built on a 3644m² plot of land, at the foot of a pine forest and planted with numerous olive trees, palm trees and other Mediterranean species, the villa enjoys splendid outdoor spaces: large terraces with bioclimatic pergolas, fire pit, beautiful 12m x 4m infinity pool and jacuzzi.

To complete its services you will also find a games room, a home cinema and a golf simulator! Double garage with golf locker room.

Villa never lived in, sold furnished and equipped.



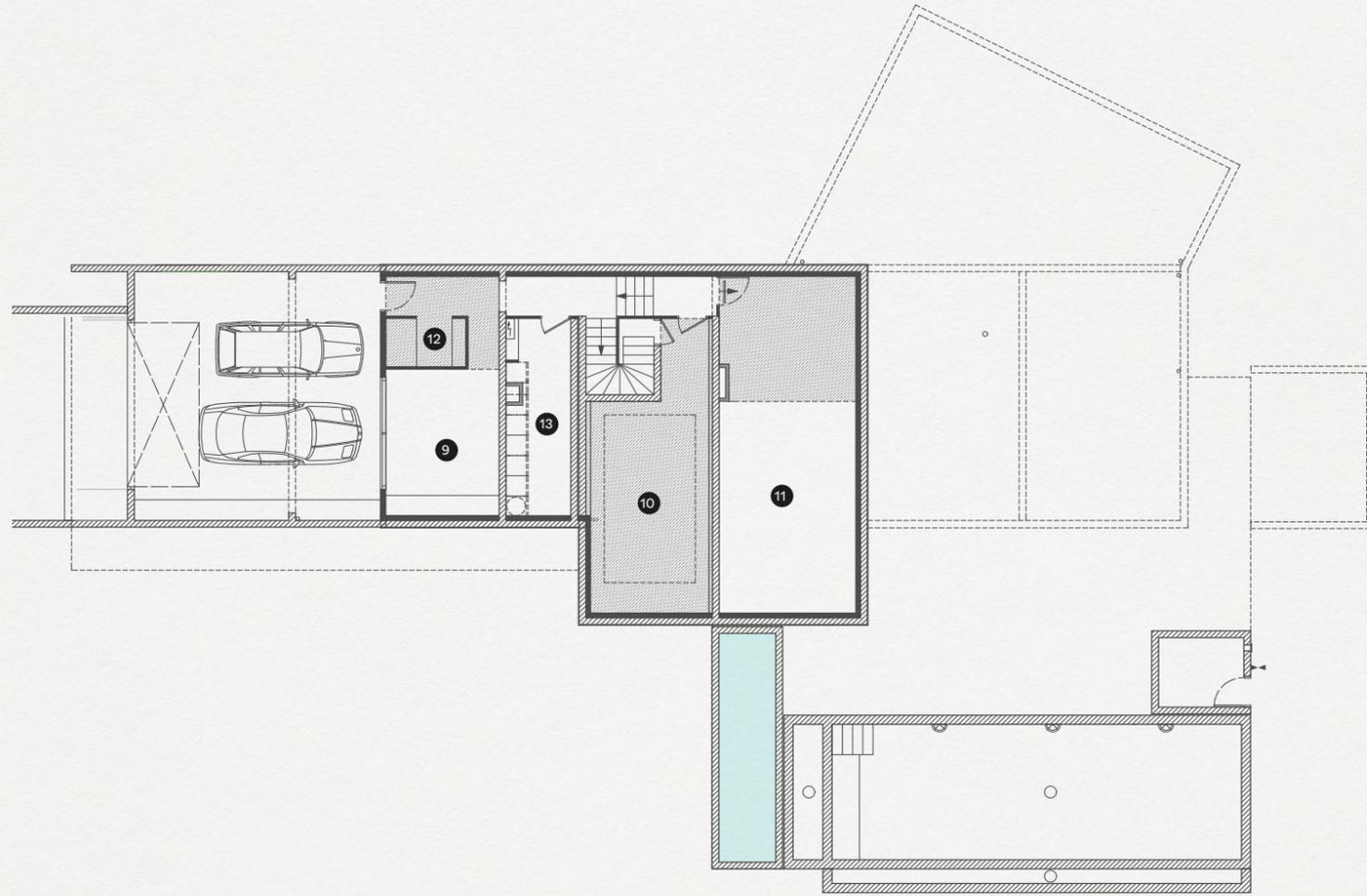
GROUND FLOOR

- 1 Entrance Hall: 13,30 sqm
Ceramic tiles
- 2 Living room/dining room/kitchen: 107 sqm
Ceramic tiles
- 3 Storeroom: 3,60 sqm
Ceramic tiles
- 4 Guest toilet: 3,20 sqm
Ceramic tiles
- 5 Bedroom 1 en suite: 33,20 sqm
bedroom: 23,5 sqm
Queen size bed 160 cm × 200 cm
Parquet floor
Dressing
Bathroom: 9,5 sqm
Ceramic tiles
Italian shower 150 cm × 90 cm
Bath
- 6 Bedroom 2 en suite: 23,10 sqm
Bedroom: 19,3 sqm
2 beds 90 cm × 200 cm
Parquet floor
Dressing
Shower room: 3,8 sqm
Ceramic tiles
Italian shower 150 cm × 90 cm
- 7 Bedroom 3 en suite: 23,10 sqm
Bedroom: 19,6 sqm
Queen size bed 160 cm × 200 cm
Dressing
Parquet floor
Shower room: 3,5 sqm
Ceramic tiles
Italian shower 160 cm × 70 cm
- 8 Bedroom 4 en suite "Master": 54,40 sqm
Bedroom: 22,5 sqm
Hall: 5 sqm
King size bed 180 cm × 200 cm
Parquet floor
Dressing: 6,2 sqm
bathroom: 11,30 sqm
Ceramic tiles
Bath
Italian shower 170 cm × 100 cm
Office: 10 sqm
Terrace: 30,6 sqm
Ceramic tiles
Jacuzzi

OUTSIDE

- 14 Infinity swimming pool 17 m × 5 m
Balinese ceramic tiles
Roller shutter
- 15 Outside terraces: 180 sqm
Ceramic tiles
Bioclimatic pergolas
Fire pit: 17,5 sqm
Ceramic tiles
Garage: 53 sqm
- 16 Jacuzzi

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.



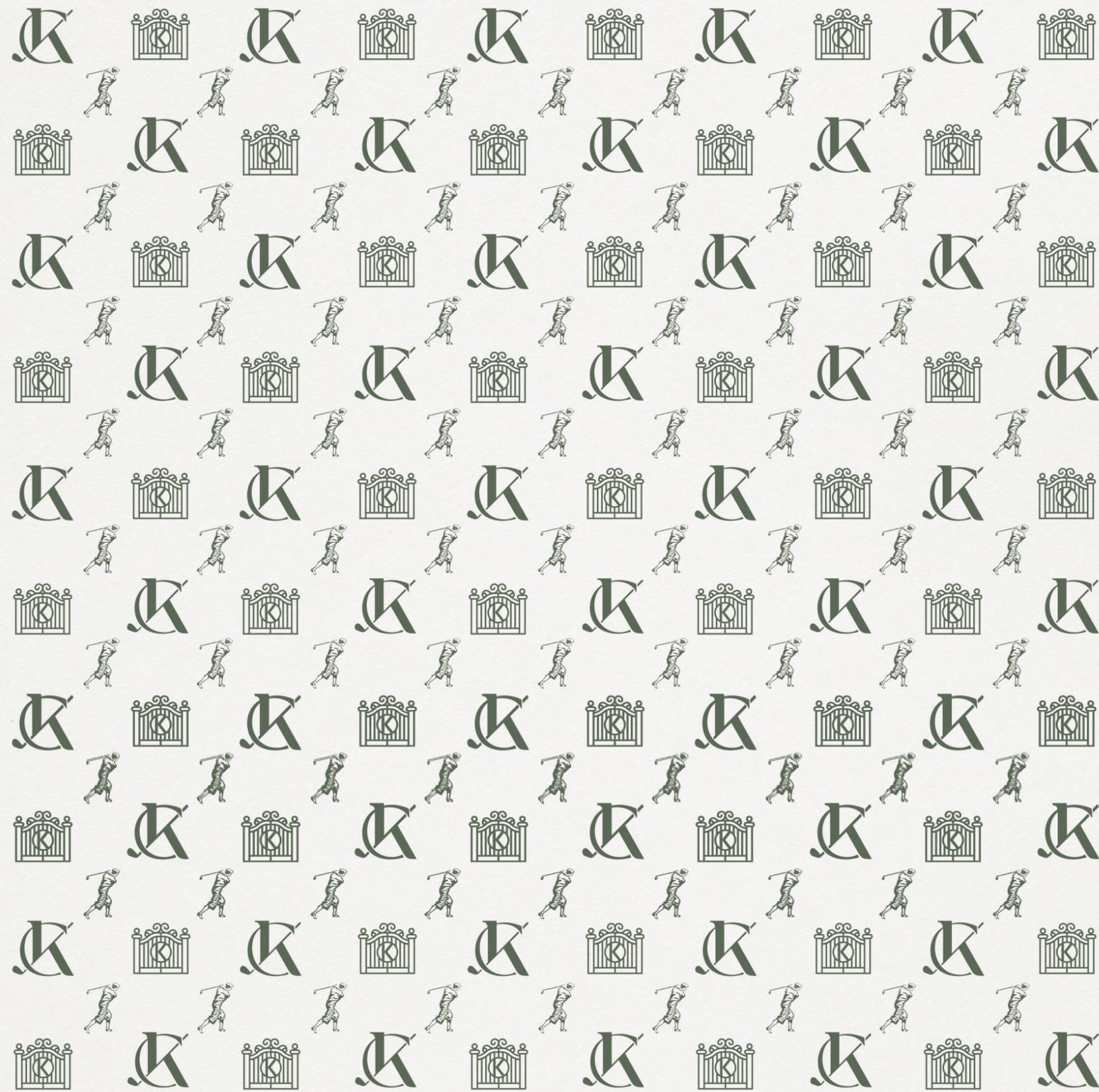
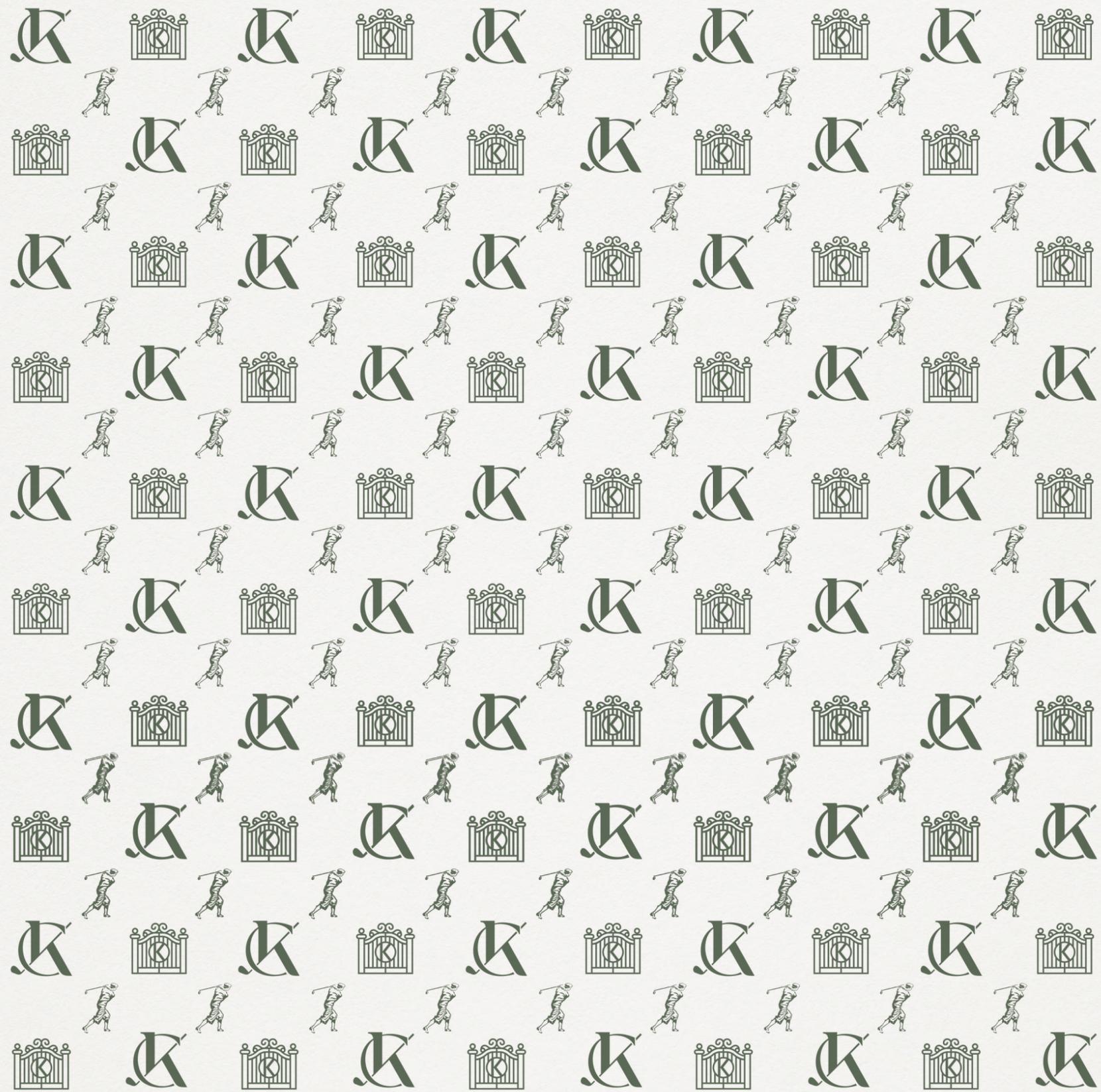
BASEMENT

- 9 Playing room: 15,6 sqm
Ceramic tiles
- 10 Home cinema: 16,6 sqm
- 11 Fitness/golf simulator: 40 sqm
- 12 Golf cloakroom: 3,35 sqm
- 13 Laundry room: 10,23 sqm

This document is for information only. The areas and measurements shown are approximate and maybe modified for technical reasons and/or administrative issues.



THE HOMEOWNER WILL BE OFFERED
TWO SETS OF SINTERED CLUBS BY TAYLORMADE
AND A SET OF BALLS TO USE
WITHOUT MODERATION.





CHARLES KENT

THE GOLF PROPERTIES

HAMILTON GRAND

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Scotland

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