

A person is lying on a wooden lounge chair, partially submerged in clear, rippling water. The person's head is tilted back, and their hands are clasped near their face. A pair of sunglasses rests on the chair's slats. The entire scene is bathed in a monochromatic blue light, creating a serene and luxurious atmosphere.

KAUFMAN  BROAD

NEW
MAJESTIC
ROQUEBRUNE-CAP-MARTIN

*A new
ART OF LIVING*

"To know that the Mediterranean is close by and to feel an incredible sense of well-being every day is the promise of New Majestic."

We would like...

To share our vision of luxury with you: a feast for the senses, open to the diversity of your desires.

For more than 50 years, Kaufman & Broad has worked tirelessly to ensure that its passion for beauty and uniqueness is reflected in exceptional projects in areas designed for its clients. The art of living is cultivated in a quiet and subtle manner.

Today, in the heart of the Côte d'Azur, in the best traditions of the mythical Riviera, Kaufman & Broad presents an infinitely refined address for a particular experience of happiness. **New Majestic** proudly opens its doors to you. Its innovative architecture, its privileged location and its numerous services will help to give you greater peace of mind.

Enter, settle in and discover the new must-see address in Roquebrune-Cap-Martin. Yours.

Modernity!

CAREFULLY DESIGNED LINES

Creative and ambitious, the design of New Majestic leaves out the superfluous to enhance its clean, minimalist charm.

The dynamism of the volumes in the facade provides harmony and a perfect balance. The predominance of white and the generous glazed surfaces show a clear commitment to architectural excellence.

- Contemporary development
- Geometric and modernist style
- Outdoor areas emphasised
- Use of light as a material in its own right



The New Majestic is distinguished by its perfectly balanced proportions and proud appearance. View from the Orchid Avenue.

Here!

A UNIQUE VIEWPOINT

The rooftop pool and solarium promise delightful experiences and a stunning view of the bay. The substantially-sized turquoise pool, surrounded by stoneware tiles, will become your oasis. Here you can enjoy wonderful relaxing bathing, lulled by the murmur of the Mediterranean.



On the top floor, where the sky, sea and pool are bathed in various shades of blue.

So chic!

PERSONALISED ATTENTION



Because excellence will punctuate every moment of your daily life, one of the hallmarks of New Majestic is the provision of services worthy of a palace. Need to relax or boost your energy? A fitness room is exclusively reserved for you to keep in shape. Do you want to refocus on the essentials and make your daily life easier? A concierge service* makes it easy for you to get organised. The key benefit: your peace of mind!

* Service in the process of definition



A eulogy

TO PURITY AND ELEGANCE

The silhouette of New Majestic is gracefully oriented towards the sea.

The symmetrical distribution of its buildings, the sobriety of the ornaments in the decoration of the facades and its cubic forms reinterpret the great classics of the real estate heritage of the Riviera. You will be captivated by its imposing yet refined style. Its roof terraces and large overhangs will provide you with much appreciated relaxation areas.

- From 2 to 5 rooms, some with rooftop terraces
- High quality services
- Well-kept landscaped environment



The numerous volumes creates a harmonious panorama.

Extreme!

DAILY COMFORT

All the apartments in New Majestic are surprising, due to the quality of their spaces and carefully considered interior design. They benefit from good exposure to natural light. The refinement of the top-of-the-range services, configurations and finishes are all details that we provide to make you feel perfectly at home.

Each project involves a meticulous selection of materials: tiles, earthenware, bathroom furniture, parquet flooring, etc. In our 350 m² Grand Sud showroom in Fréjus, come and meet our advisors and receive personalised assistance so that you can enjoy an interior that suits you every day.



COMMIT TO AN ENVIRONMENTAL APPROACH THAT RESPECTS EVERYONE

/ NF HABITAT ,this certification is applied to this project to guarantee you a healthier and safer home, while controlling your daily expenses.



/ The RT2012 label certifies the reduction of energy consumption in new buildings.



(1) Value of the overall consumption of the building expressed in kWh/m² SHONRT/year in primary energy.

UN VISUEL VALIDÉ PAR
CÔTÉ SUD

A fine volume and a beautiful bay window. View of the living room of apartment A502.

In view!

SPACE AS A HORIZON

A perfect layout is the result of the dialogue between the interior and the exterior. New Majestic offers spacious living spaces that allow you to enjoy every moment of your day. The architecture allows light to flood in thanks to the large windows and beautiful open spaces. Each floor plan, covering and item of equipment is the expression of our search for excellence and helps you in planning your future decoration.



Enjoy a bright and open living space for the whole family every day - View of the Triplex B701 living room

bröady^{}**
simplifies
your life!

This simple and easy-to-use home automation application connects you to your home and allows you to control the various items of equipment, either remotely or from home.

Once delivered, your new home will automatically have the "remote control of roller shutters" function. This can be complemented by other features - such as control of the indoor temperature or your monitoring system - to be chosen and activated according to your needs, from more than sixty leading providers of services and solutions.



Privilege!

AN OPEN-AIR SOLARIUM

To provide a special feel and boost your comfort, there is nothing like a terrace, a veritable extra room to enjoy the much appreciated climate of the Riviera. Some exceptional apartments have been designed to provide a living experience like that of a house: duplexes and rooftops with 360° views. A guaranteed sensation of freedom!



The additional square metres of the penthouse terraces create living spaces that are ideal for relaxation. View of the solarium in apartment B702.

Set your course!
FOR AN IDEAL LIVING ENVIRONMENT

Quietly set back from the Cap Martin promenade and a stone's throw from the beach, New Majestic preserves its elegant sobriety from outside view by surrounding itself with Mediterranean species such as cypresses, palms or olive trees... On each floor, generous balconies decorated with flower boxes cultivate this natural atmosphere for a sublime living environment.



The New Majestic development seen from the air, a few steps from the waterfront.

And beyond!

THE WHOLE RIVIERA

It is difficult not to feel the charm of Roquebrune-Cap-Martin, bordered by both the waters of the Mediterranean and its wooded landscapes. This evocatively-named jewel will immediately captivate you due to its privileged location between the Riviera and nearby Italy, and the diversity of its landscapes as well as its atmospheres. Whether you prefer the Dolce Vita spirit of the seaside or the stern character of its steep hinterland, you will quickly become enchanted by this attractive town, which has managed to preserve its discretion.

- Ideal location between Menton and Monaco and close to Italy
- Dream landscape of the Riviera: beaches, lemon trees, olive trees of Cap Martin, hillsides and perched villages
- Easily accessible: direct access from the A8 motorway. 35 km* from Nice Côte d'Azur international airport, numerous train stations nearby: Roquebrune-Cap-Martin, Menton and Monaco
- Ideal resort for lovers of the region's heritage, and for water sports and golf enthusiasts

* Source Google Maps



Old village of Cap Martin.

For reference!
EXEMPLARY ACHIEVEMENTS



KAUFMAN & BROAD

Experience...
THE EXCEPTIONAL IN EVERYDAY LIFE

NEW
MAJESTIC

236 avenue des Orchidées - 06190 Roquebrune-Cap-Martin

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* Source Google Maps. ** Please refer to the description of the residence. Kaufman & Broad Côte d'Azur with a capital of €100,000 - RCS Nice 341001709 - Non contractual document. Photo credits: Getty Images / Shutterstock / Thinkstock / MyPhotoAgency. Architects: Gilles Blanchard – Architectes Côtes d'Azur / Perspectives: Golem Images. Illustrations of an atmospheric nature are not contractual, are left to the free interpretation of the artist and are subject to changes in the construction site or for administrative reasons. The exterior and interior features are depicted as an approximation only (please refer to the contractual description). OSWALD ORB - 11/2021.