



CREATIONS

# LE PRAZ DU FIER

*Pringy*





## NATURAL LIGHT AND GARDENS AT THE WATERSIDE

Located on a plot next to the Fier, on its riverbank path, the housing units of LE PRAZ DU FIER are dotted over the slope to ensure most apartments enjoy commanding, unrestricted views.

The highly contemporary architecture features huge windows and doors and extensive balconies and terraces, so the apartments can open out onto the surroundings and enjoy plenty of natural light. This is rare for a property complex so well located in the town centre.

Vehicle access to the property is from the top of the land, with each building designed to have direct access to the underground parking area. The property is therefore surrounded by greenery and pedestrian-only walkways.

LE PRAZ DU FIER adheres to the principle of sustainable development, as well as meeting the requirements of the RT 2012 thermal regulation, which imposes a reduction in global energy consumption and limits on greenhouse gas emissions. Construction procedures comply with these technical regulations, combining comfort and elegant looks.





## COMFORT, FIXTURES AND FITTINGS

The sober, elegant architecture heralds the quality of the construction. The focus is on high-quality fixtures and fittings, providing the full comfort of a contemporary residence.

LE PRAZ DU FIER features a wide variety of surface areas and layouts, ranging from 47 to 127 m<sup>2</sup> and from one-bedroom to four-bedroom apartments, with ground floor gardens, balconies or extensive upper-storey terraces.

Individual gas heating (condensing boiler) provides optimal comfort, whilst reducing energy consumption. Particular attention is paid to the fixtures in all the apartments, including motorized roller blinds, high-security front doors and bathrooms fitted with vanity units and towel dryers. Terraces are tiled or paved and feature lighting and outside power sockets. Ground-floor and top-floor apartments also have outside water taps.



The top-floor attic apartments feature extensive terraces and breathtaking views.





## ENERGY SAVINGS

We use innovative methods, equipment and materials to control energy consumption and create savings in both the accommodation and the shared areas.



## SECURITY

Featuring controlled access, video phones and security entrance doors, our real estate programs are equipped with optimal technology for ensuring security of both property and residents.



## COMFORT

The comfort of residents is always central to our concerns, guiding all our choices for the fixtures and fittings that guarantee the quality and sustainability of the houses and apartments we build.



## RESPECT FOR THE ENVIRONMENT

Whether in the choice of energy for heating, the management of lighting, water and air treatment or the use of non-polluting materials, all our constructions either comply with or exceed the requirements of the French energy benchmark, RT2012.

## PRINGY, LOCATED IN THE NEW ANNECY MUNICIPALITY

LE PRAZ DU FIER is located close to the Annecy Nord motorway exit and has immediate access to a major shopping centre (Carrefour).

Enjoy living close to the centre, with its shops, multimedia library and primary and secondary schools. A handy bus stop is situated just below the property complex.



A silhouette of a person fishing is shown against a vibrant sunset sky. The person is on the left, holding a fishing rod that extends diagonally across the frame. The sky is filled with warm orange and yellow tones, with a bright sun partially obscured by clouds. In the distance, there are silhouettes of mountains and a few birds flying in the sky. The overall scene is peaceful and scenic.

[www.immo-crea.com](http://www.immo-crea.com)

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