

CLIENT BROCHURE
ADVISORY-LED REAL ESTATE

Fracct
homes

Your property, *our commitment.*

*An introduction to Fracct Homes — luxury property sales,
rentals, advisory and management on the French Riviera.*

Sales | Acquisitions | Rentals | Project Management

Strategic insights, *Smarter investments.*

Whether you're acquiring your first property or positioning an asset for sale — we bring clarity, confidence, and long-term thinking to every step.



Advisory-Led

Deep Riviera market knowledge to help you identify the right opportunities, negotiate from a position of strength, and make decisions with confidence.



Local Expertise, Global View

We combine deep local market intelligence with an investment-led perspective — helping clients identify value, manage risk, and build long-term positions in supply-constrained micro-markets.



Simplicity in Complexity

Clear guidance, trusted partners, and structured support — making cross-border ownership straightforward.

— WE SPEAK YOUR LANGUAGE

Français

English

Italiano

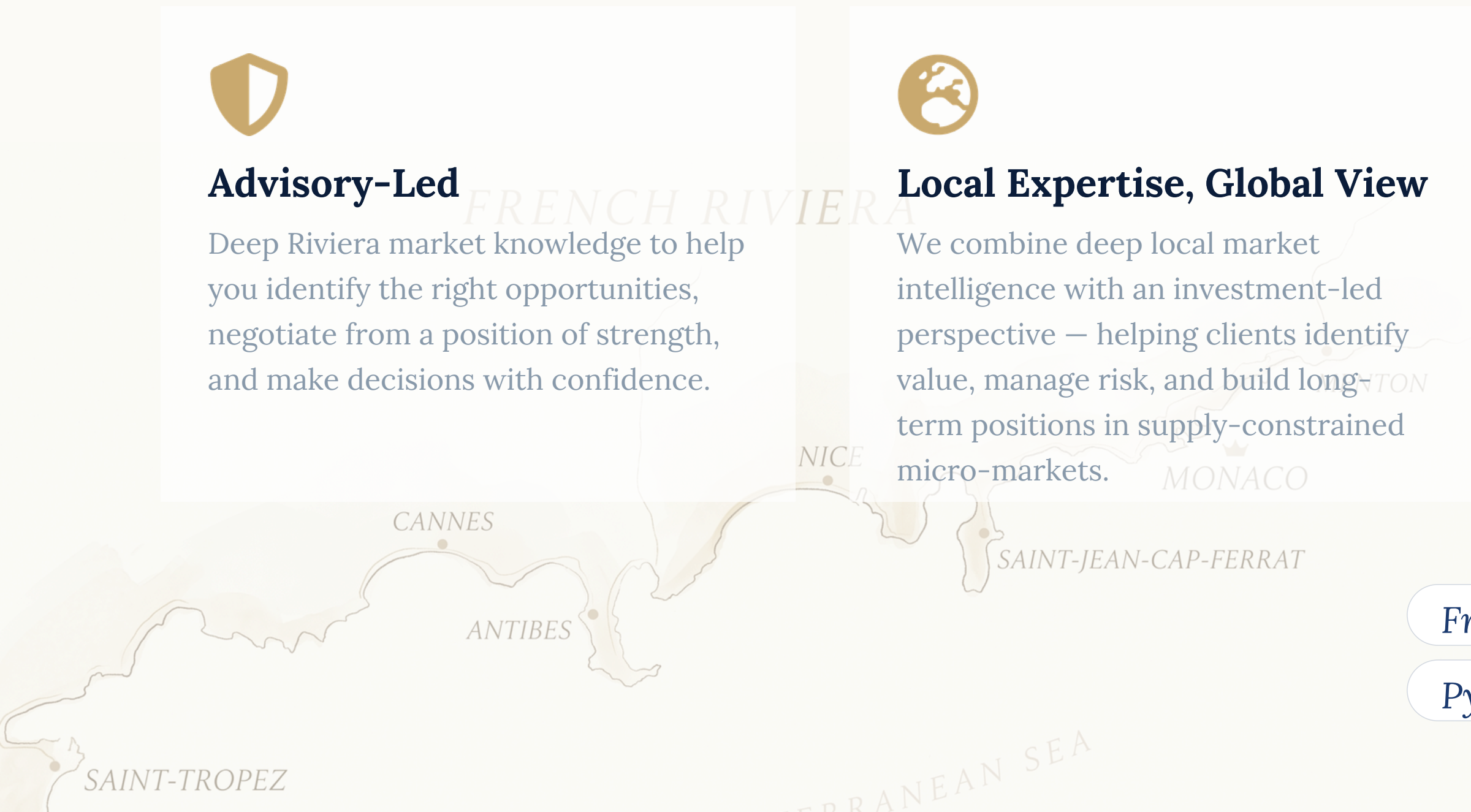
Deutsch

Русский

العربية

Español

Português



FOR BUYERS

Find the right property.
Own it with confidence.

From sourcing and due diligence to financing, structuring, and long-term strategy — we represent the buyer at every stage.

From sourcing to closing, *and beyond.*

End-to-end advisory for acquiring property on the French Riviera — from search to ownership structuring.



Property Search & Sourcing

Access to on-market, off-market, pre-market opportunities and seasonal rentals across the Riviera



Financing Guidance

Connections to international mortgage providers and structuring advice for cross-border purchases



Buyer Representation

Strategic negotiation support, legal coordination, and full transactional oversight



Turnkey Acquisitions

Income-producing, fully managed lifestyle assets — generating returns from day one



Project Management

End-to-end renovation management, from design through completion and handover



Ownership Structuring

Guidance on SCI structures, tax considerations, and long-term property strategy

Structured lending, backed by *real assets*.

At Fracct we provide debt financing and asset-backed lending solutions for clients acquiring, refinancing, or unlocking equity across Europe. Fracct acts as a principal lender and works alongside trusted banking and funding partners to structure bespoke facilities tailored to each client's objectives.



i.

Asset-Backed Lending

Property-secured financing for acquisitions, bridge loans, and equity release — structured around your timeline and objectives.



ii.

Debt Structuring

Cross-border mortgage and bespoke financing arrangements through trusted banking and private lending partners.



iii.

Advisory-Led Approach

Every facility structured around your investment thesis, ownership model, and long-term strategy — not a product push.

A selection, *this season.*

OFF-MARKET INVENTORY
AVAILABLE BY INTRODUCTION

BIOT



Contemporary Elegance
Golden Triangle Glamour
7 BED · 5 BATH · 540 M² €4,980,000

SAINT-RAPHAËL



Waterfront Estate
11 BED · 900 M² Price on Request

MENTON



Charming Villa
2 BED · 135 M² €2,000,000

ROQUEBRUNE-CAP-MARTIN



Panoramic Sea Views
4 BED · 170 M² €2,990,000

MONACO



Garden-Level Apartment
1 BED · 40 M² €2,670,000

A selection, *this season.*

OFF-MARKET INVENTORY
AVAILABLE BY INTRODUCTION



THÉOULE-SUR-MER

Provençal Villa

Rare opportunity in Théoule-sur-Mer

6 BED · 7 BATH · 450 M² **Price on Request**



CAP D'AIL

Belle Époque Apartment

3 BED · 130 M² **€2,650,000**



CAP D'AIL

Historical Charm Villa

6 BED · 211 M² **€4,800,000**



ANTIBES

Villa Pichoun

5 BED · 254.75 M² **€3,990,000**



SAINT-RAPHAËL

Le Trayas

4 BED · 275 M² **€2,940,000**

FOR OWNERS & SELLERS

Strategic insights,
smarter outcomes.

*Discreet distribution, professional marketing, and access to qualified
buyers — positioned to achieve the right outcome, on your terms.*

FOR OWNERS & SELLERS

We don't just list.

We strategise, position, and deliver.

Discreet, targeted distribution and full-service marketing to position - your property in front of the right buyers.

01 HNW Private Networks

Direct access to high-net-worth individuals through established private off-market channels.

02 Family Offices & Investors

Family offices and private investment networks across the US, UK, Europe, and the Middle East.

03 Luxury Lifestyle Buyers

Second-home and holiday-home buyers already active on the Riviera — qualified and ready to transact.

04 Trusted Intermediaries

Affiliates, introducers, and professional partners with direct access to relevant, qualified buyers.

05 Private Client Database

Selected real estate investors and private clients registered on our proprietary internal database.

06 Confidential Outreach

Direct, discreet approaches to pre-qualified prospects — no public exposure, no compromise.

Some of the best transactions never appear on the open market. We make sure they still happen.

FRENCH RIVIERA

Fracct
homes

MENTON

MONACO

SAINT-JEAN-CAP-FERRAT

NICE

CANNES

ANTIBES

SAINT-TROPEZ

MEDITERRANEAN SEA

SELECTED SALES

Fracct
homes

Properties *Sold*

A selection of recent transactions managed by Fracct Homes across the Côte d'Azur.

CAP D'AIL



Seafront Villa
Off-market Exclusive
Represented Buyer

€22,000,000

CANNES



Beachfront Apartment €839,000

ROQUEBRUNE-CAP-MARTIN



Villa with Sea View €3,250,000

VILLEFRANCHE-SUR-MER



2 Bed Apartment €1,170,000

LONDON



3 Bed Apartment £1,800,000

WHERE YOUR PROPERTY IS SEEN

Maximum exposure across *premium platforms*.

Every listing is positioned across the leading French and international property portals – reaching qualified buyers where they actively search.

SeLoger

**Green
acres**

JAMES EDITION

apimo

**Fracct
homes**

Marketing & Visibility



Professional photography and drone footage



Virtual tours and high-quality video content



Premium portal listings with full visibility



Strategic pricing and market positioning



Targeted digital and social media campaigns



Full transaction management to completion

THE NEXT STEP

Fracct homes

Your Property, *Our Commitment*

Whether you're buying, selling, renting or managing a project on the Riviera — we guide you with local insight, discretion, and perspective.

WRITE TO US

contact@fraccthomes.com

SPEAK WITH US

+33 4 85 69 47 09



MENTON · MONACO · CAP D'AIL · ÈZE · SAINT-JEAN-
CAP-FERRAT · VILLEFRANCHE-SUR-MER · NICE
ANTIBES · MOUGINS · CANNES · THÉOULE-SUR-MER