

PARTNER BROCHURE
CÔTE D'AZUR

Fracct
homes

Partner with us

*A considered, advisory-led approach to property —
combining lifestyle, strategy, and long-term value*

Sales | Acquisitions | Rentals | Project Management

A real estate partner built for professionals who *expect more.*

Fracct Homes is a real estate company based on the French Riviera, specialising in sales, acquisitions, rentals, and property management across the Côte d'Azur.

We work with international buyers and owners — helping clients acquire the right property, sell at the right price, complete transactions smoothly, and manage assets for the long term.

What sets us apart is the depth of support we provide beyond the transaction. For buyers, we source, structure, and set up. For sellers, we price correctly, position effectively, and manage the process from listing to completion. For owners, we manage rentals, coordinate refurbishment, and advise on long-term strategy.



International Clients

Buyers and owners across the US, UK, Europe, and the Middle East — we understand how they think and what they expect.



Beyond the Transaction

Structuring, management, refurbishment, and long-term strategy — not just buying and selling.



Discretion & Trust

Relationship-driven, confidential, and built on quality over volume.

— WE SPEAK YOUR CLIENT'S LANGUAGE

Français

English

Italiano

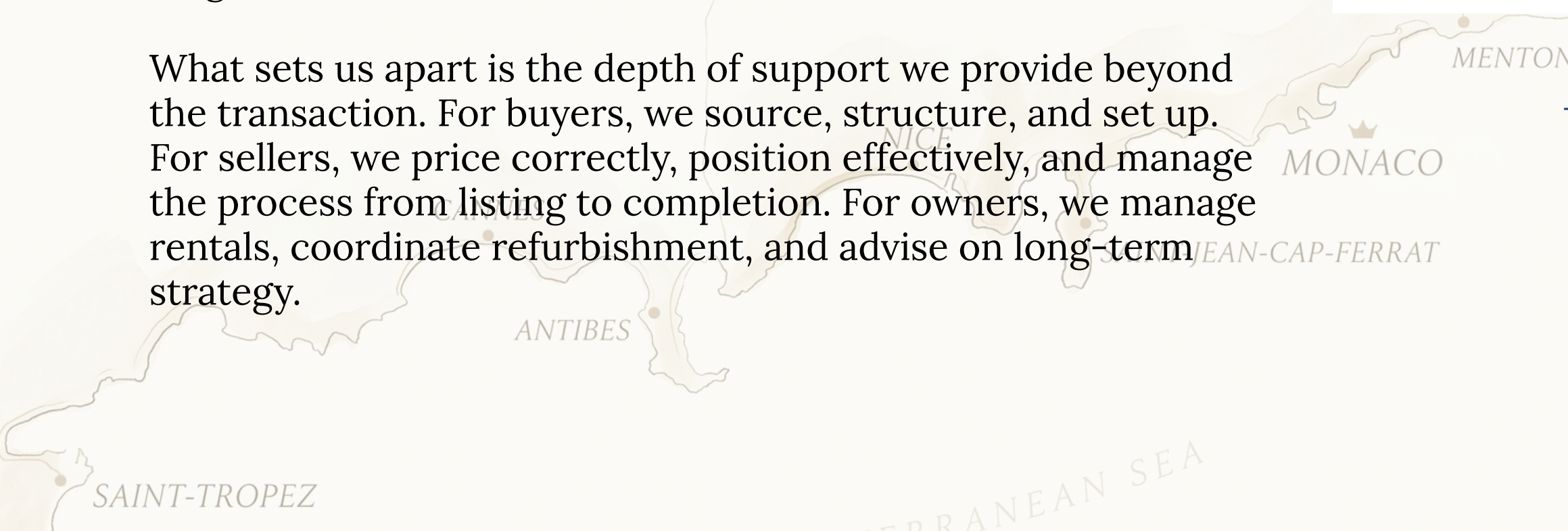
Deutsch

Русский

العربية

Español

Português



From sourcing to closing, *and beyond.*

End-to-end real estate services for international clients buying, selling, renting, and owning on the French Riviera.



Sales & Acquisitions

Buyer representation, seller advisory, and property sourcing — on-market and off-market across the Riviera's prime locations.



Investment Analysis

Rental income modelling, yield analysis, and comparative market positioning — supporting both acquisition decisions and accurate seller pricing.



Ownership Structuring

Coordination with notaries, lawyers, and tax advisors on the right structure — SCI, direct, or corporate — for each client.



Rental Management

Short-term and long-term rental management, guest services, and operational setup — income from day one.



Project Management

Renovation project management, interior design coordination, and value-add programmes to maximise asset performance.



Financing & Ownership Strategy

Financing solutions combined with long-term portfolio monitoring, resale timing, and succession planning.

WHERE YOUR PROPERTY IS SEEN

Fracct
homes

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

Your property listed where international buyers are already looking. We position every listing across the leading French and global property platforms — maximising visibility, accelerating enquiries, and ensuring the right buyers find your asset fast.

Combined reach across 50+ countries and millions of active property searches per month.

Some sellers want discretion. Some buyers want access. *We deliver both.*

For properties where discretion matters — or where the right buyer won't come through a portal — we activate our private network.

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.

Strategic Insights, Smarter Investments

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.

FRENCH RIVIERA

Nice

Cannes

Saint-Tropez

Villefranche-sur-Mer

Cap d'Antibes

Beausoleil

Cap d'Ail

Beaulieu-sur-Mer

Roquebrune-Cap-Martin

Menton

Èze

Monaco

MENTON

MONACO

CANNES

SAINT-JEAN-CAP-FERRAT

We operate across the full Riviera corridor — from Saint-Tropez to the Italian border and Monaco. Each micro-market has its own pricing dynamics, buyer profile, and investment logic.

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

Provencal 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**

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

How we work with *Partners.*

We build long-term working relationships with professionals who share our standards. Whether you are a developer, family office, wealth manager, notaire, concierge, or introducer — this is how we operate together.



Structured Introduction Fees

Transparent commercial terms on completed transactions. Agreed upfront, paid promptly. We value every introduction.



Your Client Stays Yours

We work alongside you, not in front of you. Your client relationship is respected and preserved throughout the engagement.



International Buyer Network

Active pipeline of vetted US, UK, European, and Middle East based buyers seeking Riviera property. We bring qualified demand.



Sophisticated Platform

High-quality materials, client reporting, and a professional process that reflects well on any partner who introduces us.



Cultural Bridge

We navigate the gap between international expectations and local French practice — language, process, communication, and norms.



Full Transparency

Regular reporting, co-communication protocols, and complete visibility on deal progress from introduction to completion.

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.

How it Works

From first introduction to completed transaction — a clear, structured process with no ambiguity.

01

INTRODUCTION

You introduce a buyer, a seller, or a property opportunity. We agree terms, scope, and communication protocols upfront

02

QUALIFICATION

We assess the client's objectives, budget, timeline, and readiness. For property partners, we pre-qualify buyers before introduction.

03

EXECUTION

Full transaction management — sourcing, viewings, structuring, negotiation, and coordination with all professional parties.

04

COMPLETION & BEYOND

Transaction closes. Introduction fees paid. Client supported into ownership with ongoing management and strategy as needed.

WHO WE WORK WITH

- Developers & Promoters
- Family Offices
- Wealth & Asset Managers
- Notaries & Lawyers
- Concierge & Lifestyle Services
- Travel & Relocation Advisors
- Mortgage Brokers & Private Banks
- Apporteurs d'Affaires
- Property Valuers & Surveyors
- Architects & Interior Designers
- Private Client Advisors & Lifestyle Professionals

THE NEXT STEP

Your customer, your earnings – *indefinitely.*

SECURE LONG-TERM FINANCIAL PARTNERSHIP REWARDS

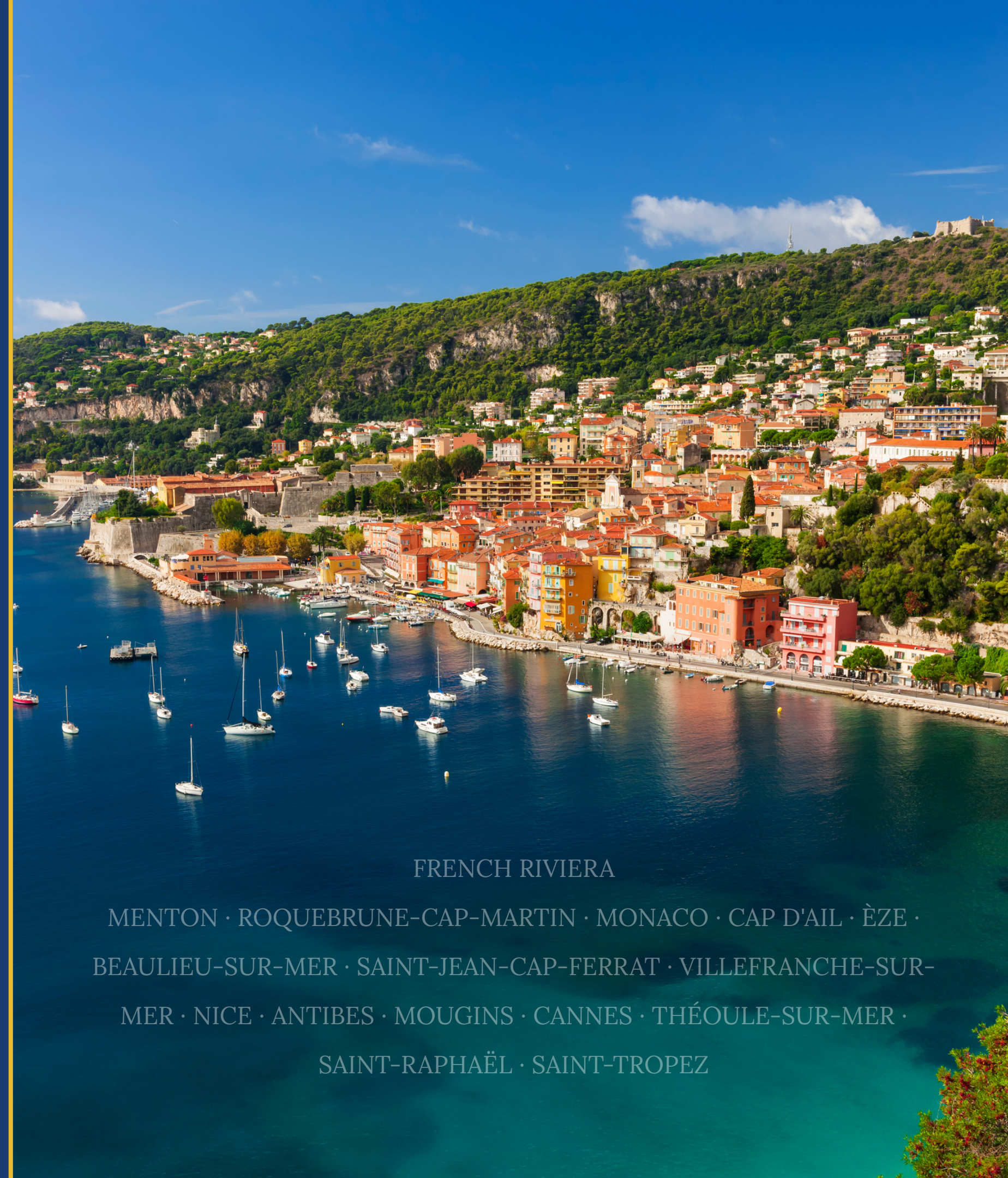
Join our Partner Network and capitalise on our rewarding system. Simply refer others and gain financial benefits for each successful introduction. It's an easy, effective way to enhance your earnings while expanding our community.

WRITE TO US

contact@fraccthomes.com

SPEAK WITH US

+33 4 85 69 47 09



FRENCH RIVIERA

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