PORT MARSEILLAN

RESIDENCES

THE LUXURY COLLECTION

RESIDENCES

PROPRIÉTÉS & CO

RESORTS • BRANDED RESIDENCES

Propriétés & Co is proud to introduce you to The Residences at Port Marseillan, a Luxury Collection Resort & Spa, Marseillan

Situated on the shores of the Thau Lagoon, between Cannes and Barcelona, Port Marseillan embodies authentic luxury deeply rooted in the French art de vivre.

Surrounded by pristine landscapes, bathed in 300 days of sunshine, and enriched by the timeless charm of an upscale yet unpretentious village, it offers a truly distinctive Mediterranean experience.

The Thau Lagoon is the Mediterranean's seafood capital and the heart of its oyster culture. Around it stretch renowned vineyards, Roman heritage sites, and protected coastlines where time seems to stand still.

Port Marseillan offers residents the intimacy of a private resort with effortless access to the cafés, markets, and harbor life that make this community so vibrant.

The resort will feature over 30 world-class amenities, including three signature spaces: the Wine & Lifestyle Academy, the My Oasis Foundation, and a state-of-the-art Wellness Center.

If such a rare way of life speaks to you, you are invited to discover what makes Marseillan and the Thau Lagoon so exceptional — and why those who experience it often make it their second home for life.

PORT MARSEILLAN
RESIDENCES

The Mediterranean's best-kept secret

A new chapter in Mediterranean living begins here, where vines cascade toward the lagoon and a village comes to life around a sun-dappled square.

Port Marseillan unfolds as a true village within a village: a 5-star hotel with 72 rooms overlooking the water, lagoon-front villas and pool villas nestled in Mediterranean gardens, apartments and penthouses with panoramic views.

At the heart, the Placette: boutiques, restaurants, art gallery, café terraces beneath the plane trees. Beyond, the Montpenèdre Vineyard Private Club spans 36 hectares of waterfront vineyards and olive groves, a sanctuary for those who seek both escape and belonging.

With 24/7 concierge service and Marseillan's historic harbor just steps away, every comfort is within reach, yet the world feels wonderfully distant.

A place where time slows, the sea whispers.





The Vision

A RARE EXPRESSION OF SOUTHERN GRACE

Port Marseillan, A Luxury Collection Resort & Spa, Marseillan was born from a singular conviction: that a resort should never be imposed upon a landscape, but should grow from it as a natural extension.

Few places could carry such an ambition. Marseillan is a village of quiet permanence, a historic port where life has followed the rhythm of tides and harvests since the Middle Ages.

Such a sense of place is what The Luxury Collection honors across the world's most exciting and desirable destinations. Rooted in a heritage of hosting global explorers and collectors of rare experiences, each residence is designed with exceptional taste to celebrate its origins and its local story, uniting magnificent décor, spectacular settings, impeccable service and the latest modern conveniences.

At Port Marseillan, this uniquely enriching experience bears the name the South has given it for centuries: the art de vivre à la française.





Marseillan & Thau

AT-A-GLANCE

300
Days of sunshine per year in Marseillan.

200+
Bird species recorded around the Thau Lagoon.

18–30°C (64–86°F)
A warm Mediterranean season from March to November.

60 km
Of coastal cycling and walking paths.

12 km
Of pristine sandy beaches along the Lido.

8,000 ha
Of protected natural landscapes surrounding the Thau Lagoon.

90%
Of Mediterranean oysters produced in the Thau Lagoon.

6 Marinas
Six full-service Mediterranean marinas within minutes of Marseillan.

4h
Paris–Marseillan by TGV with a single connection.

8
International airports within a 2h30 radius.



Marseillan:
Right between Cannes & Barcelona

AN EXCEPTIONAL GEOGRAPHIC POSITION

A STRATEGIC LOCATION

Côte d'Azur & Catalonia
- Cannes – 3h30
- Nice – 4h
- Saint-Tropez – 3h30
- Barcelona – 3h
- Costa Brava – 2h30

Regional Destinations
- Montpellier – 35 min
- Sète – 30 min
- Nîmes – 1h20
- Carcassonne – 1h15
- Perpignan – 1h15
- Toulouse – 2h00

Local Treasures
- Cap d'Agde – 20 min
- Pézenas – 20 min
- Thau Lagoon
  Direct access
- Canal du Midi
  Direct access
- Mediterranean beaches
  Direct access

INTERNATIONAL CONNECTIONS

MAJOR GATEWAYS

Paris
- 3h20 from Marseillan by TGV (via Agde station)
- 1h30 flight from Montpellier Airport to Paris
- Daily direct flights from North America to Paris

Barcelona
- 3h from Marseillan by car
- Direct flights from North America, Latin America, Asia and Middle East

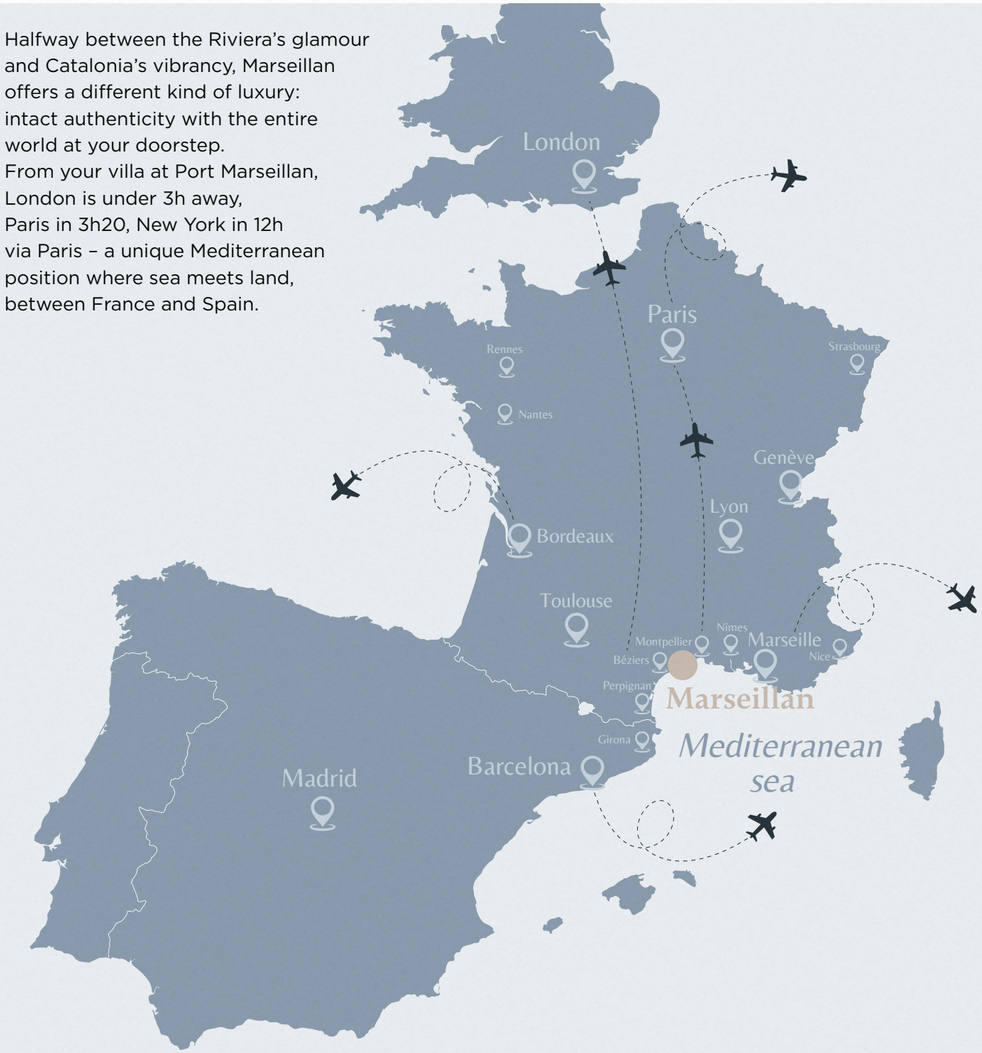
Northern Europe

Direct flights to Montpellier Airport (35 min from Marseillan)
- London – 2h15 (daily)
- Amsterdam – 2h00
- Brussels – 1h45
- Luxembourg – 1h45
- Geneva – 1h30
- Zurich – 1h30

Direct flights to Béziers Airport (20 min from Marseillan):
- London – 2h00 (up to 6 flights/week)

LOCAL ACCESS
- Montpellier Airport – 35 min
- Béziers Cap d'Agde Airport – 20 min
- Agde TGV Station – 10 min (Paris in 3h20)
- Carcassonne, Perpignan & Nîmes airports – 1h
- Toulouse & Marseille airports – 1h45

Halfway between the Riviera's glamour and Catalonia's vibrancy, Marseillan offers a different kind of luxury: intact authenticity with the entire world at your doorstep.
From your villa at Port Marseillan, London is under 3h away, Paris in 3h20, New York in 12h via Paris – a unique Mediterranean position where sea meets land, between France and Spain.



THE RESORT

A reimagined Mediterranean village.

Port Marseillan unfolds like a lagoon-side village, where each space enriches daily life. The masterplan reveals a harmonious composition: the hotel on the lagoon front, residences in Mediterranean gardens, the Placette with boutiques, bakery, and café terraces.

Arrival is through a cypress-lined avenue, passing through a wrought-iron gate into an atmosphere of discreet refinement.





WHERE EACH SPACE TELLS ITS OWN STORY

RECEPTION

1. Access Control
2. La Bastide:
   Concierge / Reception
3. Hotel: Reception
4. Thau Lagoon access

SERVICES

5. Underground Parking
   Bicycle rental
6. Bike parking
7. Buggies Parking
8. Public toilets

F&B

9. Wine, Cheese
   & “Charcuterie” Bar
10. Oyster & Sashimi Bar
11. “Restaurant
    Gastronomique”
12. French “Café”
13. Main restaurant
14. Pool Bar & Grill
15. Keen for Green
16. Rooftop Cocktail Bar
17. Vineyard Terrace bar
18. Ice cream cart

AMENITIES

19. Wine & lifestyle academy
20. Kids’ Club
21. Apartments pool
22. Hotel pool
23. Spa-Fitness
    -1: Wet area
    GF: Fitness area
    +1: Treatment area
    +2: Wellness Center
24. Exterior Fitness area
25. Tree of Wishes
26. Aromatic garden
27. MICE
28. Yoga Deck
29. Events deck & tent
30. “Petanque”

BOUTIQUES

31. Art Gallery
32. Decoration shop
33. ”Épicerie fine”
34. Fashion Shop
35. Perfumerie
36. “Boutique”

An Unforgettable First Impression

The entrance to Port Marseillan opens onto another world. Beyond the wrought-iron gate, an avenue of cypresses and centuries-old olive trees; noise fades into the song of cicadas. Around a bend, the lagoon: vast, peaceful, shimmering. At the porte-cochère, the experience begins: the immediate sense of arriving somewhere rare, preserved, authentic. Welcome home.





Architectural and Lifestyle Inspiration

WHERE HERITAGE MEETS THE TIMELESS

Port Marseillan's architecture draws inspiration from Languedoc's winegrowers' estates: bastides with ochre facades, colorful shutters, courtyards shaded by century-old plane trees.

Canal tile roofs, arcades, wooden pergolas, and cut-stone walls dialogue with historic Marseillan. Yet heritage fidelity excludes no modernity.

Generous volumes, large bay windows, fluid indoor-outdoor spaces: Lázaro Rosa-Violán, one of Europe's finest interior designers, has created atmospheres blending Mediterranean sobriety with eclectic touches.


Galerie d'Art
épicerie
boulangerie

WELLNESS





Waters of Wellbeing

THE RHYTHM OF THE THAU LAGOON,
WHERE TIME SLOWS
AND THE BODY BREATHES

At Port Marseillan, water becomes a ritual of regeneration. The main pool stretches along the lagoon front, creating an infinity illusion with the emerald horizon of the Thau. A second pool nestles within the residence gardens.

The wellness philosophy draws inspiration from Roman thermae and Mediterranean bathing traditions, a journey through heat, steam, and water that honors centuries of ritual. Treatments infused with local essences, olive, grape, and sea salt, reconnect body and soul to this terroir.

In the serenity gardens, private cabanas and panoramic views of the lagoon invite stillness and contemplation.







SPA, a sanctuary of mediterranean wellness

Port Marseillan Spa offers indoor and outdoor experiences amidst pine trees and the lagoon, creating a multisensory journey combining warmth with traditional elegance.

The wet area features a complete thermal circuit: traditional hammam with eucalyptus essence, Finnish sauna with lagoon views, heated indoor pool, and jacuzzi, each element inviting a different tempo of restoration.

Each treatment draws from the region's natural treasures: olive seed scrubs, rassoul clay rituals, black soap ceremonies, and grape-based therapies honoring local savoir-faire. The menu features ancestral Mediterranean techniques for face and body. In partnership with Reboost, the wellness center embraces a holistic approach toward sleep, nutrition, focus, and movement.






A RARE EXPRESSION
OF FRENCH ART DE VIVRE



Flavors of the South

REFINED MEDITERRANEAN CUISINE SHAPED
BY THE REGION'S VINEYARDS AND PRODUCE.

The Main Restaurant is where the soul of the South finds its purest expression. Each season dictates the menu, guided by local growers and nearby farms. Spacious terraces open onto Thau lagoon views, where changing light transforms every meal into a moment of contemplation.

From the first bite, the connection to this land becomes evident.

Thau oysters glisten with minerality, paired with crisp estate wines.

Slow-roasted lamb, perfumed with wild rosemary from the garrigue, arrives tender and fragrant. Spring brings delicate zucchini flowers stuffed with local goat cheese, their golden petals capturing the season's fleeting magic.

This is cuisine as poetry, a celebration of place and time, where tradition meets innovation on terraces warmed by the southern sun.

Beach Club

THE MEDITERRANEAN SOUL BY THE THAU LAGOON

In Montpenèdre, the Beach Club reveals a privileged sanctuary facing the Thau Lagoon.
Sunbeds beneath olive trees, the Oysters Shack to savor fresh oysters from the basin,
picnics on lawns sloping down to the lagoon.
A place where nature, water and the art of living meet.









MyOasis

WHERE FORGOTTEN FLAVORS MEET TOMORROW'S CUISINE

The MyOasis Foundation is a non-profit organization dedicated to transforming our planet into a living oasis. At Port Marseillan, the Foundation establishes its third experimental sanctuary: a 15-hectare living laboratory on the shores of the Thau Lagoon, launching in 2025.

At the heart of this vision lies the restoration of forgotten vegetables, heirloom varieties abandoned by modern agriculture. We have lost 80% of our plant biodiversity; ancient varieties rich in polyphenols and vitamins are being rediscovered as true "superfoods."

The farm cultivates drought-resistant heritage seeds adapted to Mediterranean ecosystems. Through agroforestry and regenerative practices, the Foundation creates a model for sustainable living.

Residents and guests are invited to participate in workshops and seasonal harvests — reconnecting with the land, food, and health.



Wine & Lifestyle Academy

A JOURNEY TO THE HEART OF MEDITERRANEAN TERROIRS

At the heart of Port Marseillan, the Wine & Lifestyle Academy celebrates wine heritage and Mediterranean vitality, merging experiences, culture and learning around wine and gastronomy.

Located in the Languedoc-Roussillon wine region, the Academy welcomes sommeliers, Michelin-starred chefs and winemakers for exclusive workshops where tradition and innovation meet.

The experiences explore every aspect of wine artistry: soils, grape varieties, harvest, cellar work. Expert-led tastings reveal the art of pairing wines with Mediterranean cuisine.

For groups, the Academy offers personalized cuvées with custom labels, transforming each celebration into an unforgettable memory.

Here, each tasting becomes a journey, each workshop a discovery.



THE RESIDENCES

Sanctuaries of light by the lagoon

At Port Marseillan, every residence is a personal retreat shaped by Mediterranean light and the gentle presence of the Thau lagoon. Each home offers its own way of embracing the Southern art of living.

Five distinctive collections compose this offering: Waterfront Villas for ultimate space and privacy; Pool Villas inspired by winegrowers' houses; Garden Residences with direct access to gardens; Apartments blending village charm with contemporary comfort; and Penthouses offering panoramic views.

Each residence shares the same commitment to noble materials, thoughtful design, and seamless connection between interior and exterior living.





WATERFRONT VILLAS

Where the Thau lagoon becomes your horizon

The pinnacle of Port Marseillan living. Thick stone walls, vast bay windows that disappear into the walls, and a 13.5-meter infinity pool stretching toward the lagoon.

Ground floor living opens onto private terraces and gardens. Upstairs, four ensuite bedrooms with views across vineyards and sea. Below, a private wellness suite, wine cellar, and entertainment spaces, resort-level amenities in complete privacy. A pergola crafted from recycled oyster tables honors the lagoon's heritage.





Waterfront Villas

5 BEDROOMS

Total Space: 920 SQM / 9,903 SQFT

Indoor Space: 600 SQM / 6,458 SQFT

Outdoor Space: 320 SQM / 3,444 SQFT

Pool: 13.5 m × 3.8 m

Additional Features: Cinema Room, Spa, and Private Cigar & Spirits Lounge



First Floor



Ground Floor



Basement

Design disclaimer: Any concept renderings as shown for the residences are representative only, and the Developer reserves the right to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit.



POOL VILLAS

The spirit of Languedoc, reimagined

Inspired by traditional winegrowers' houses: thick stone walls, Roman tile roofs, wooden shutters, and a central bioclimatic patio regulating air and light. Private garden and pool, sun-drenched living spaces flowing outdoors through retractable glass doors.
Rooftop terrace shaded by a pergola evoking the oyster tables of the Thau.





Pool Villas

2-BEDROOM POOL VILLA

Total Space: 176 SQM / 1,895 SQFT

Indoor Space: 87 SQM / 936 SQFT

Outdoor Space: 89 SQM / 958 SQFT



First Floor



Ground Floor

Pool Villas

3-BEDROOM POOL VILLA

Total Space: 218 SQM / 2,347 SQFT

Indoor Space: 120 SQM / 1,292 SQFT

Outdoor Space: 98 SQM / 1,055 SQFT



First Floor



Ground Floor

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Pool Villas

4-BEDROOM POOL VILLA

Total Space: 260 SQM / 2,799 SQFT

Indoor Space: 133 SQM / 1,432 SQFT

Outdoor Space: 127 SQM / 1,367 SQFT



First Floor



Ground Floor

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GARDEN RESIDENCES

Elegance rooted in serenity

Ground floor residences open onto lush private terraces; first floor residences feature balconies overlooking gardens.

Spacious layouts, private entrances, large sliding glass doors.
Immediate access to tranquil outdoor spaces, steps from wellness center and dining.






LOUIS VUITTON

Garden Residences

1-BEDROOM GARDEN RESIDENCES

Total Space: 70 SQM / 753 SQFT

Indoor Space: 48 SQM / 517 SQFT

Outdoor Space: 22 SQM / 237 SQFT



Garden Residences

1-BEDROOM GARDEN RESIDENCES

Total Space: 83 SQM / 893 SQFT

Indoor Space: 63 SQM / 678 SQFT

Outdoor Space: 20 SQM / 215 SQFT



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PORT MARSEILLAN

Garden Residences

LARGE 1-BEDROOM GARDEN RESIDENCES

Total Space: 106 SQM / 1,141 SQFT

Indoor Space: 74 SQM / 797 SQFT

Outdoor Space: 32 SQM / 344 SQFT



Garden Residences

LARGE 1-BEDROOM GARDEN RESIDENCES WITH JACUZZI

Total Space: 143 SQM / 1,539 SQFT

Indoor Space: 86 SQM / 926 SQFT

Outdoor Space: 57 SQM / 614 SQFT



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APARTMENTS

Village living, elevated

Inspired by Marseillan's winegrowers' houses: French windows, wrought-iron balconies, generous proportions bathed in southern light.
Traditional exteriors, contemporary interiors. Spacious living, remarkable finishes, comfortable terraces embracing the Mediterranean climate.





Apartments

2-BEDROOM APARTMENT WITH BALCONY

Total Space: 90 SQM / 969 SQFT

Indoor Space: 75 SQM / 807 SQFT

Outdoor Space: 15 SQM / 162 SQFT



Apartments

2-BEDROOM APARTMENT WITH BALCONY

Total Space: 90 SQM / 969 SQFT

Indoor Space: 75 SQM / 807 SQFT

Outdoor Space: 15 SQM / 162 SQFT



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PORT MARSEILLAN

Apartments

2-BEDROOM APARTMENT WITH GARDEN

Total Space: 125 SQM / 1,345 SQFT

Indoor Space: 75 SQM / 807 SQFT

Outdoor Space: 50 SQM / 538 SQFT



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PENTHOUSES

Living at the summit of the South

Crowning Port Marseillan with panoramic views: resort, Thau lagoon, vineyards, and distant Cévennes. Open-plan living extending onto vast terraces beneath striking sloped roofs. Coastal palette (pearl white, taupe grey, French blue), artisanal linen textiles and locally inspired details.




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Penthouses

3-BEDROOM PENTHOUSE

Total Space: 240 SQM / 2,583 SQFT

Indoor Space: 135 SQM / 1,453 SQFT

Outdoor Space: 105 SQM / 1,130 SQFT



Penthouses

4-BEDROOM PENTHOUSE

Total Space: 410 SQM / 4,413 SQFT

Indoor Space: 225 SQM / 2,422 SQFT

Outdoor Space: 185 SQM / 1,991 SQFT



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THE ART OF FINE DETAILS

Finishes

- Ceramic flooring with natural stone look (Pool & Waterfront Villas)
- Herringbone wood flooring (Apartments & Penthouses)
- Refined wall moldings throughout the residences
- Reconstituted stone countertops and backsplashes in kitchens
- Integrated ceiling lighting (where applicable)

Kitchen & Appliances

- La Cornue induction range & oven - handcrafted in France (where applicable)
- Integrated refrigerator/freezer and dishwasher
- Dual-zone wine cellar
- Washer & dryer

Bathrooms

- Walk-in rain shower and/or ceramic bathtub
- Glass-enclosed showers
- Ceramic vessel sinks with brushed dark platinum faucets
- Custom vanities with integrated mirror lighting
- Custom ceramic wall tiles with ambient and under-counter accent

Mechanical Features

- Individually controlled central air conditioning (heating & cooling)
- Lighting with dimmer switches
- Recessed downlights (where applicable)
- Smoke detectors

PORT MARSEILLAN



ONVIA

Privileges

EXCLUSIVE FOR OWNERS

Preferred rates at Marriott properties worldwide

Priority access to curated travel and luxury lifestyle offers

Dedicated concierge services for owners

Elite status across more than 7,000 hotels worldwide

Room upgrades and late check-outs

Redeemable points for stays, flights, and experiences

ESSENTIAL SERVICES

Concierge

- Schedule management
- Move-in/out
- Coordinate personal tasks
- Assist with plant care and contractors
- Coordination of logistics
- Beverage service
- Emergency key service
- Transportation arrangements
- Airline/private air reservations
- Assistance & delivery
- Floral arrangements
- Newspaper/magazine delivery
- Theatre & entertainment information
- Activity & shopping information
- Car/limousine rental
- Wake-up calls
- Business center

Household & Engineering

- Daily cleaning of common spaces
- Housekeeping services
- 24-hour security
- Repair, prevention, mechanical
- Common area landscaping
- Common area upkeep

Recreation, Fitness, Pool

- Fitness areas and locker rooms
- Pool towel service
- Daily cleaning

À LA CARTE SERVICES

Personal Services

- Laundry and dry cleaning
- Grocery shopping
- Automobile detailing and washing
- Planning for travel and vacations
- Equipment leasing
- Administrative support
- Planning of functions and events
- Dining and catering services
- Services for packing and shipping mail
- Services by personal chefs
- Maintenance of plant care
- Personal training
- Treatments and services for in-home
- Services for nanny and child-care
- Grooming of pets
- Care for homes when vacant
- Arrangements for activities
- Reservations for renting automobiles

Household & Engineering

- Housekeeping (daily, weekly, custom)
- Arrival/departure preparations
- Handyman services
- Assembly of furniture
- Lighting and fixture maintenance
- General repairs for electrical and plumbing systems

Event, Food & Recreation, Fitness, Pool

- Event planning
- Personal chef
- In-residence spa treatment/services
- Personal trainer

THE LUXURY COLLECTION

RESIDENCES

À la carte services are available upon request and subject to additional charges.

PORT MARSEILLAN

THE PORT MARSEILLAN TEAM

PROPRIÉTÉS & CO
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Developer

Propriétés & Co is a boutique family real estate development company specialized in the creation of one-of-a-kind resort and residential communities in the European sunbelt. We deliver thoughtfully curated lifestyle experiences with a sustainable approach while contributing to the economic and social well-being of the regions we invest in, while capitalizing on the genius loci of each site and a glocal approach.

slow life architects

Architect & Interior Design

Slow life architects is an international studio based in Barcelona, established in 2014 to be focused on delivering excellence through knowledge and creativity in international tourism destinations, exclusive resort & hotels, urban integrated communities, branded architecture and innovative leisure equipment.

LÁZARO ROSA VIOLÁ

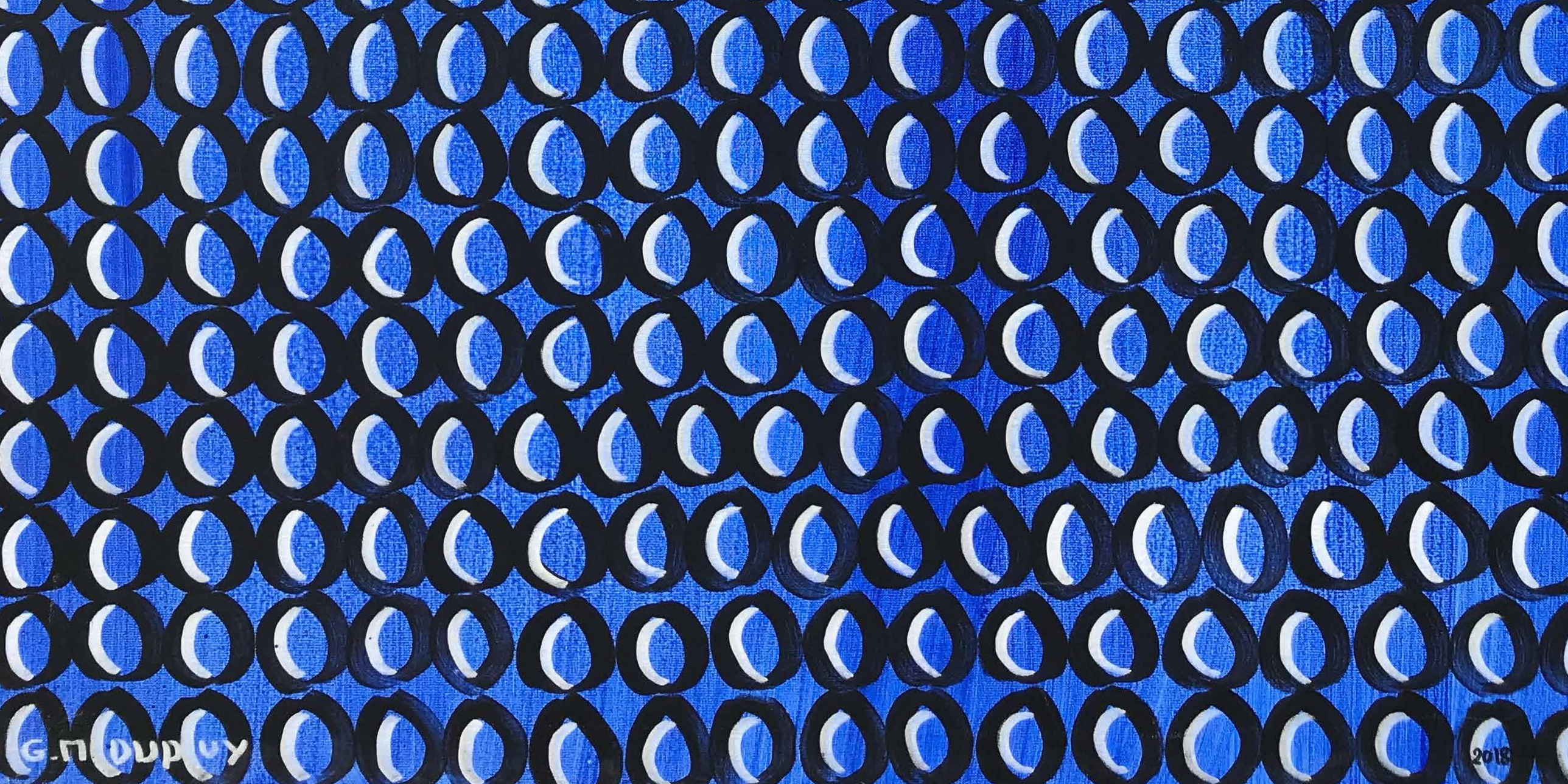
Interior Design

A painter by training, dedicated traveler, and natural-born interior designer, Lázaro Rosa-Violán draws inspiration from every corner of the world. His eclectic style blends past and present influences. Since opening his studio in 2002, he has completed over 200 projects globally, including Amazonico in London, La Paloma in Ibiza, Soho House in Barcelona, St. Regis Mallorca, SHA Wellness Alicante, Raffles Warsaw, Maison Delano Miami, Fairmont Seattle, Edition Barcelona, and Louis Vuitton Paris. Recognized by Architectural Digest Spain as Europe's Top Interior Designer in 2013, he continues to rank among AD Collectors France's Top 100 Global Interior Designers.

Anoche

Lighting designer

Anoche is a Barcelona-based lighting design studio known for creating immersive, atmospheric lighting experiences that elevate both architecture and interior design. With a strong focus on creativity, innovation, and precision, Anoche has collaborated on numerous high-end projects worldwide, delivering bespoke lighting solutions that enhance every space's unique character.


G. Mudupuy
2018

PORT MARSEILLAN

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