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**BUILDING FOR LIFE**

## Press release

Wednesday 15 April 2026

### **THE RENAISSANCE OF BENDOR ISLAND: AN ICONIC PROJECT IS COMPLETED IN THE SOUTH OF FRANCE**

**After undergoing several years of renovation, Bendor Island will be officially reopened on April 20, 2026, and will be open to the public on May 1, 2026, operating under the Zannier Hotels brand. This iconic project, which was led by the Paul Ricard Company and carried out by a consortium headed by Bouygues Bâtiment Sud-Est, is the crowning achievement of an exceptional development combining heritage restoration, new construction and compliance with stringent environmental requirements.**



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Just off the coast of Bandol, in the South of France, Bendor Island was acquired by Paul Ricard in 1950. It has now undergone a massive transformation that has brought it up to date without losing any of its heritage.

The project was designed by Hardel Le Bihan Architectes and involved the restoration, renovation and construction of a total of 25 buildings, spanning a total area of 28,000 m<sup>2</sup>.

There are now 93 hotel rooms across the island, which all form part of a village-like complex. In addition to its carefully controlled capacity, the site features two restaurants, a spa, a conference centre, artisan workshops, water sports facilities and public spaces designed as social hubs. The resort is intended to cater for both leisure stays and special events in a unified setting, and Bandol residents are able to visit freely during the day. The site also includes accommodation for operational personnel.

### **Unprecedented logistical challenges for an island construction project**

Work on the Bendor site called for a dedicated logistics operation. All supplies and site waste were transported by sea, using the Paul Ricard Company's Marine Service to deliver materials and remove waste.

At peak activity, up to 500 people were working on site every day.

### **Overcoming technical challenges**

Undertaking this project involved tackling significant technical constraints specific to the site's unique features. The land is subject to considerable geotechnical variations as well as groundwater at shallow depths, further complicating the earthworks.

The coastal environment led to prioritising adapted technical solutions, such as the use of speciality marine concrete, resistant to these conditions.

### **A prime example of reuse and resource management**

Around 90% of the materials from the demolition and earthworks phases were recovered directly on site. An estimated 25,000 tonnes of excavated material were subsequently processed and reused, virtually creating a self-sufficient supply of backfill material and drastically reducing the need for off-site disposal.

For waste management, a multi-stream system was implemented, along with specific recovery measures such as organic waste composting and water recycling. This approach to sustainability was further supported by the use of energy-efficient equipment, such as LED lighting and solar panels.

### **From renovation to new construction: wide-ranging technical expertise**

The project combined extensive refurbishment with new construction, demonstrating the diverse range of expertise that was called for. Some of the existing buildings required major structural work involving significant partial reconstruction, while new structures were built with care to ensure they blended seamlessly into the island's landscape. The project also included extensive outdoor developments, with, among others, the complete refurbishment of the quays, as well as construction of several swimming pools and numerous communal areas.

Particular attention was paid to the architectural integration of the complex. The choice of traditional and sustainable materials was in keeping with the local heritage. The roofs, especially canal roof tiles, and a colour palette inspired by the island's natural landscapes, helped to ensure the project blends harmoniously with its surroundings.

**Project stakeholders:**

- Client: Société Paul Ricard
- Operator and interior architect: Zannier Hotels
- Architect: Hardel Le Bihan Architectes
- Construction: Bouygues Bâtiment Sud-Est
- Project management (client representative): HPM
- Execution project management: Builders & Partners
- Co-contractors: Equans - Inéo (HV/LV electrical works), Colas, Provence Froid (kitchens)

**Bouygues Construction's expertise in the luxury sector**

With over 50 years' experience and more than 250 completed projects to its credit in France and many other countries, Bouygues Construction ranks as a leading player in high-end construction and renovation projects.

Answering to the most demanding requirements of the luxury sector, particularly in the hospitality industry, the Group approaches the unique challenges of each project with meticulous attention to detail and a relentless pursuit of perfection. We have a proven track record in managing and coordinating projects of great historical significance, particularly in constricted urban environments.

Thanks to its fully integrated project model, Bouygues Construction supports its clients every step of the way, from initial project definition to turnkey completion. Backed up by a network of highly skilled craftspeople and renowned partners, we cover all aspects of luxury hotel refurbishment, exclusive residential properties and high-end retail spaces. We are firmly committed to preserving the original architectural and aesthetic vision throughout every project.

Bouygues Construction has been involved in the construction or renovation of numerous prestigious establishments, including several Parisian luxury hotels including the Ritz, the Hôtel de Crillon, the Royal Monceau, the Shangri-La and the Molitor, as well as other iconic international projects such as the Royal Mansour in Morocco, the Morpheus Hotel in Macau and the Curtain Hotel in London.

We have also contributed to high-profile projects that combine luxury, retail and culture, such as the Yves Saint Laurent Museum in Marrakech and the Louvre Post Office and Pathé Palace in Paris, as well as premium residential complexes such as the Mahanakhon Tower in Bangkok and The Arte in Miami, Florida.

## **ABOUT BOUYGUES CONSTRUCTION**

Bouygues Construction employs 34,500 people around the world, all driven by the greatest and most exciting responsibility of all – building for life. In more than 50 countries, we improve daily life for millions of people by creating structures and buildings that serve life and address all our needs: shelter, healthcare, education, work, entertainment, travel, access to low-carbon energy, etc. At every stage of a project, we put all our expertise and our experience into designing, renovating and building differently so that we can meet the critical imperatives of the environmental transition and achieve construction that is sustainable and less resource-intensive. Every day, we make sure that everyone is safe, and that human rights and ethical standards are respected. Committed to strong values, the men and women of Bouygues Construction work passionately alongside their customers and partners so that our footprint becomes ever more positive. In 2025, Bouygues Construction generated sales of €10.6 billion.

## **PRESS CONTACTS**

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