

# Jarovce richer by Jantár early

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Rather easy accessibility ought to be the bonus moreover in case of Jantár. The city will be accessible by the motorway, i.e. from the direction, which is not so much overloaded in general. Of course, it has its negatives, too. It is not a tax-free stage of the motorway.

## The South City will influence the village appearance

It is estimated that the area of today's Jarovce was actively settled mainly in the Roman period. Although today it is a part of Bratislava, formerly it belonged to Zadunajsko together with Čunovo and Rusovce. The oldest written mention of the village dates from year 1208. That time the Villa Ban village was situated there which was forfeited at the beginning of the 15th century in the period of great plague epidemic spread over the western Zadunajsko. More or less one hundred years later Croatia settlers established Chorvátska Ves (Croatian Village) on its place, which however belonged to Austria. After the 1st World War the village was joined to Hungary. Jarovce became the part of Czech-Slovakia on October 15, 1947 and in January 1972 it was integrated into Bratislava.

The third smallest Bratislava municipal district keeps its original village character for decades. Although its administration intended to keep the tendency of low-storied build-ups, however the planning scheme approved by the city in year 2007 destroyed partially this intention of Jarovce inhabitants. On the other hand, just buildings up to 3+1 are allowed to be built-up till now according to the valid city planning scheme information with average three storeys.

Next character of the municipal district Zadunajská will also be influenced by being prepared building-up of the new municipal ward Južné Mesto (South City) in the Jarovce cadastre, in the area, where its neighbours with Petržalka. The South City ought to increase number of the village inhabitants from today's 1 400 up to 12 500 in year 2030. And also the built-up of the zero ring of Bratislava, which will pass in the close touch to the new municipal zone, will influence its future face and divide the „village“ Jarovce from the „city“ one. The part of the zero motorway ring leading from Jarovce to Ivanka pri Dunaji ought to be finished within eight years.

## Harmony according to the Norway pattern

Modern housing zones strengthening the village character of the community will become an antipole of the future typically municipal ward South City. The most realistic becomes the residential complex Jantár. The beginning of its building-up is planned in October this year and its finalization in December 2010. The developer is REO Jantár, established by the Slovak joint-stock-company Sitno Holding in the frame of its division Sitno Holding - Real Estate operating on the estate market with the Norway investor Realkapital & Partners. The northern company invests to estate assets and the developer projects not only in Scandinavia but also in other countries of Europe, mainly in Poland, Hungary, Romania and now also in our country. It is mainly known by its effort to keep balance between already existing country and artificial elements and creating new living environment within each of its projects. It even belongs among innovators in the area of Green Solutions.

Realkapital & Partners asserts its basic philosophy within its project Jantár Jarovce, too. The residential complex harmonizes naturally with surrounding country by its modern but not aggressive architecture. Creation of green vegetation areas supports sensitive composing into natural environment of the Danube River right bank. The counterpart of Jantár will not only be the park but also decorative vegetation - trees

and flowers - all over the area.

## **Housing almost for everybody**

And why just Jarovce was chosen? One of the REO Jantár Company agents, Ľudovít Černák younger, explains: „While we were making decision, the fact was decisive that the locality of Jarovce is undersized from the offer point of view, i.e. mainly of services and quality modern housing. “ Jantár will spread on the area of 46 545 square meters and offer clients housing in flat and family houses.

52 comfortably solved two- and four-roomed flats are available involving the area of 52 to 93 m<sup>2</sup> in three four-storied flat houses, in the centre of which a small square with a small park and a promenade will be spread. Orientation of buildings as well as large glassed areas will offer sufficiency of natural daylight within each season of year. The developer promises using quality materials already in standard equipment of flats. More demanding clients have also available the business-type flat equipment, which will change the residential area to the representative residence.

REO Jantár also offers 48 independent building parcels involving the area of 430 to 1 061 m<sup>2</sup> with possibility to select one from three types of family houses together with the parcel. Comfortably solved housings are concerned with functionalistic conception and useful area of 136 to 180 m<sup>2</sup> (in case of an individual requirement up to 350 m<sup>2</sup>), which the developer will build-up turnkey for the client.

More demanding interested persons can pay extra for the above-standard business-type equipping like in case of flats, which include materials of well-known designer marks.

Creation of an integrated commercial integer would also multiply quality of life in the new residential complex, to which the developer plans to invest 24 mills Euro. Office and commercial spaces including commercial establishments, a coffee shop, a pizzeria, a bank and a post but for example also a fitness centre, will be situated in the ground spaces of three multifunctional houses on the entire area of 1 652 m<sup>2</sup>.

## **Emphasis to quality and price**

Although the crisis reached also to Slovakia with full power, it seems that investors are not in fear about Jantár future. It also confirmed Ľudovít Černák younger for Stavebné fórum.sk: „Although the economy crisis caused radical decrease of demand, but the market did not stop. A client got to appropriate situation on out market after longer time, he has possibility to choose from a wide offer, compare and decide based on facts and not emotions and press from the developer side. Our project is customer-oriented one with emphasising to quality and price. We adjusted the product portfolio of the project and price relations already during the period of reduced demand for real estates, which is activated by impacts of the economy crisis.“

Prices of flats also confirm it varying about 1 630 Euro/m<sup>2</sup>, VAT included. They also include an underground parking place, a basement cell and current standard of equipment without a kitchen furniture. Parcels including engineering networks, roads, pavements cost from 200 to 220 Euro/m<sup>2</sup>, VAT included. For the house building-up the customer will pay about 1 450 Euro /m<sup>2</sup>, VAT included.

In spite that official selling flats and houses in the residential complex started-up only on April 01, the representative of the developer avows optimism: „We register increased interest in the Jantár project compared with competitive projects in the locality Bratislava - South. Of course, the first evaluation of the state with sells is relevant after eight to tenth weeks at earliest. “

After Jantár the Sitno Holding company together with the Norway investment fund Realkapital & Partners plan to build-up the multifunctional zone Adria (Jarovce - East) in its close vicinity involving 101 family

houses with maximally two aboveground storeys, 39 flats, but also with a shopping centre, a supermarket and a filing station. This project is just passing through the first phases of approving.

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