

Tatragolf - investment with guaranteed revenue



Author: SF / Daniela Medvecká | Published: 03.02.2009

Any locality, let it is attractive in any way, is not enough like an inducement to buy the recreational apartment now in any case. Accordingly also for that reason investors try to offer something in addition in order to attract a client. For example while building the apartment complexes Reviva near Starý Smokovec and Gentiana at Mýto pod Ďumbierom they paid attention to harmonisation of environment upon feng-šuej principals, exclusive apartments Kempinski Private Residences at Štrbské Pleso offer services of five-star hotel Kempinski, with which the apartments are directly connected. Other recreation complexes focus on the assurance of above standard safety or privacy of their users or on wide sports opportunities.



For all segments of clients

Nelly & Kyrie Company, the developer of the Tatragolf project (, also realizing Fatrapark Ružomberok and Apartments at Velká Rača currently) bet on attractive environment of Velká Lomnica. In this locality of under-Tatra village, sought after by tourists, situated several kilometres from Poprad only and its international airport, are being realized other similar intentions - luxury apartments Lomničák, Tatraville or Silver Resort. Tatragolf has all conditions so that to stand his ground in hard competition. That is to say that the investor clearly defined his clients and exercises an influence on them consciously by specific characters of the project.

„The apartment complex Tatragolf attracts by its complexity most of all. Our developer team prepared it with the view of expressing all segments of buyers. For „investors“we prepared wide scale of guaranteed revenues, and of course, a client has also possibility of traditional purchase. We offer wide possibilities of sports entertainment to „skiers“whereas not only season activities are concerned, because we endeavoured to create the project with year-round utilizing. Besides winter sports and hiking they will have a golf course available, an aqua park, spa and wellness available. And we think, that the locality as well as the standard of the apartments proves to attract also „image buyer, “Radoslav Ištók z Nelly & Kyrie confirmed for Stavebné fórum.sk.

Localisation in the largest recreation-golf area in Slovakia also improves Tatragolf attractiveness. Black Stork sought after by fans of a green sport dispose not only of 18th- and 9th-hole golf course (presently the preparation of building-up another 9th -hole golf course is being realized), but also by the longest covered teeing ground in the Central Europe up to 350 metres long. Another „inducement“ is the near Ski Centrum at Tatranská Lomnica approximately 4 kilometres far, passing by big reconstruction and finishing of buildings currently. And for the third - the huge complex of the year-round operated Aqua Park and spa building is going to start in close proximity of Tatragolf apartments early, which would belong to top facilities of its kind in Slovakia. All these fact as well as excellent traffic accessibility, increase chance of Tatragolf for its year-round utilizing yet.

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Four ways of investing

However, the investor wants to express not only fans of beautiful nature and people with sports soul. He also aimed to those, who are a fond of making safe business. In case of Tatrakolf the investor made much more. „Our biggest over standard are services, which do not finish by the apartment sell at all. This is only the beginning of co-operation, “Ištok states. We provide the future owner with complex services for three years from the apartment build-up through administration to its renting.

Moreover, the investor also offers the unique assurance - guarantee of revenues from renting during first three years since the complex is put into operation. The concept of investment out of problems is concerned corresponding with years confirmed model of successful investment of individual investors to French and Spanish recreational real estates according to representatives of Nelly & Kyrie.

And, they offer something else. The interested person can choose from four kinds of investment. He has time enough to decide, because he can commit himself after final building approval. So he can sell his real estate anytime, even in the process of its building, without any sanctions.

The investment of 7 % ensures 7% revenue early during 3 years from the complex putting into operation. The apartment buyer name is placed on the Ownership list. He does not pay any other fees during mentioned three years and has no problems with maintenance of his real estate and looking for tenants. Operator pays all costs and provides everything and returns together 21% of the apartment cost of acquisition to the client in this period. The investment 6% Plus runs under the same conditions, but guaranteed revenue is 6% a year. Moreover, the client will obtain half of any revenues, which the operator of Tatrakolf will achieve above the level of 6%. The third form is the investment 5 % Plus and 30 days of holiday. It is devoted to clients, who intent to invest well and use their apartment personally, too. The guaranteed early revenue is 5% during first 3 years in case of this variant. And the client will simultaneously obtain half of any revenues, which the operator will achieve above 5% level. Moreover, he can use the real estate 30 days a year. Who has no interest in such kind of investment, can choose classical purchase. An administrator of the real estate will provide complex taking care on the apartment, and its eventual renting for payment.

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Interior with unique design

Tatragolf consists of totally 11 independently staying objects fully fit to the picturesque foothill of the High Tatra. There are 352 luxury apartments and 132 aboveground garages there totally. Currently, last 88 apartments are being built and sell on the third aboveground floor simultaneously. Recreation flats on the other floors have been sold out according to Radoslav Ištók, whereas 60 percentages have bought Slovak and 40% foreigner clients, mainly from England, Czech Republic, Poland and Russia. The complex building started in autumn 2007 and its finish is planned on the same period of this year.

Interested persons can choose from the offer of 1- to 2-room apartments with a balcony involving from 32.13 m² to 50.39 m² areas. All are completely furnished including furniture, accessories and electronic. The core thought of the interior design solution is to ensure maximal comfort and convenience to the user. The dominant material is wood, whereas combination of its light and dark shades creates effect contrast solutions. The developer draw attention to other interesting figures: „Apartments are furnished by original pieces of furniture, for example chairs with unique design or sliding panel in front of the kitchen unit, which serve like optical barriers between two functionally different rooms - living room and kitchen nook. The panels are perforated having the shape of needlework used to decorate garbs. “How the client can act if the unique furniture of the interior does not suit him? „Of course, in case of image buyer we solve the apartment furnishing individually,“ particularized Ištók.



Suitable schedule of due days

Standard facilities also include smooth solid entrance emergency door with safety door furniture and safety

enclosure, plastic windows and balcony doors in gold oak finish design, carpets in rooms, central heating from geothermal source, fully equipped kitchen unit with refrigerator, bathroom with complete sanitary conveniences, wall tiling and paving, cable distribution for television reception, telephone and internet subscriber line or home telephone.

Prices of the apartments vary depending on size from 99 624 to 151 904 Euro. First 20 clients, who will show oblige interest in some from apartments from last phase of building, will obtain extra discount from the investor, maximally up to 10 253 Euro (308 898 SKK). They also have the underground garage at price of 21 330 Euro available.

The developer also meets the client while adjusting schedule of due days. When signing the agreement about a future purchase agreement he only will pay 20% from the apartment purchase price, the rest part he will pay after final building approval. Of course, also financing by advantageous real estate credit comes into consideration, when the buyer suffices to have his own means in the amount of 20% of the purchase price. He starts paying the real estate after the complex is approved so that the buyer can pay first payments from the guaranteed revenue.



Visualisation - Nelly & Kyrie

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