

Alternative housing at Orava or two in one

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Will Zázrivá be different?

The LBG flats, an investment and developer company, have been working in Slovakia since year 1999. It is proud of several well-known projects, for example the residential house Sandberg at Bratislava Devínska Nová Ves, the residential object near Dubová at Piešťany or the luxury large-area garrets in Pavlova Street in the capital. In time when many investors start freezing already being build objects or are postponing their putting into service eventually, LBG flats intends to carry out its residential-relax complex Zázrivá in record-breaking short time. It launched the building-up in March 2008 and its finalization is planned for August this year.

What is hidden behind the interesting marking the first alternative housing in reality, specified the sell manager of LBG flats, Oľga Meteličková, for Stavebné fórum.sk „An alternative housing is in its core the return to human being nature, who used to inhabit an open nature space in ancient times. Many people long for living in nature and in the village today, but they do not want to give out the standard offered them by the municipal environment. And Zázrivá fulfils both the conditions perfectly. The unique combination of modern housing and every-day coexistence with nature creates the compact complex, which offers sufficiency of privacy, comfort and natural movement for adults and children as well. We believe that the alternative housing as an attractive combination of the municipal housing high standard and rural connection with nature will become the market smash for its informality and freedom.“



In the bosom of unique nature

Nature belongs to merits of the new complex undoubtedly. It is growing directly in the distinctive Orava village Zázrivá, which is situated on one of the most picturesque places of our country, at the foothill of the National Park Malá Fatra and the crossing of three natural preserves - Rozsutec, Oravská Magura and Kysucké vrchy. Zázrivá is proud not only of its rich history (the first mention about the village comes already from year 1556), but also of several nature interests. Among others also by the fact, that it is one of the coldest places in Slovakia. By the way, in year 1994 the Christmas tree staying in the Vatican St. Peter Square came just from its cadastre.

Marvellous nature offers rich possibilities for the all-year active rest. Several tourist footpaths lead directly from the apartment house, for example to the crests of the Veľký and Malý Rozsutec or Veľký Kriváň. Canyons with waterfalls and the stone massive Tiesňavy are within reach and along Zbojnický chodník (Brigand footpath) we can wander to Jánošíkove diery (Jánošík holes). However, the surrounding terrain offers the similar diversified scale of opportunities also for adorers of mountain tourism and road cyclo-tourism, descending rivers or skiing. For example in the immediate vicinity of Zázrivá the Ski Centrum Havrania is situated involving three ski tows, Terchová - Gavurky, Belá - Bránica, Malá Lúčivná or centres at Vrátna - Paseky, Príslop, Poludňový Grúň, which offers good snow conditions up to 130 days a year thanks of unique climate conditions. In spite Zázrivá is situated apart from main transport arteries, housing in the bosom of nature does not mean isolation from „the civilized world“. The village together with near Terchová (7 km) and Žilina (36 km) offers sufficient public facilities.



The addressee the higher middle class

The residential-relax complex Zázrivá differs from competitive projects in another one basic point, what

gives it another advantage in the fight for clients. It is not specified like explicitly the residential or apartment complex. Actually an interesting combination of both kinds of real estates under one roof is concerned. In consequence it means that Zázrivá is interesting as for domestic "Orava inhabitants" so for adorers of nature and active rest from all over Slovakia. Although according to the developer representative „portfolio of potential interested persons is not limited either by age, nor by nationality or social position“, the investor is shooting to young families from the higher middle society first of all, who intends living in a close touch with nature as well as to people desiring to return back to a village after the life spent in a rush town. In case of apartments it has an ambition to also address foreigner clients besides interested persons from Slovakia. The alternative housing at Zázrivá is also offered therefore in neighbour countries, mainly in Czech Republic and in Poland.

66 studios and flats are situated in the complex involving the area from 33 to 76 m² and the balcony and the terrace eventually involving the area from 3 do 68 m². Their prices varies in the scale from 66 399 to 132 955 €. All residential spaces fulfil the high standard and are arranged to the sophisticated whole so that to offer clients sufficient privacy, comfort and to support every-day co-living with nature. Moreover, as Oľga Meteličková points out: „The architect used his experiences so as to solve the set-up by implementing minimal demand for interior communications both common spaces and while designing particular flats and apartments as well. Each unit has own gas boiler for hot water preparation. “



High standard of housing

The Zázrivá complex marks out with the tantalizing attribute - relax. The spacious wellness centrum belongs to its strength certainly, where clients will have sauna or solarium available. Either the relax room

will not be missing there determined for friendly sittings and various social-entertainment activities. Another non-residential space useful for operating a café shop, a restaurant or other services is available to sell or rent. Both spaces are included in the price of each flat or apartments, so future inhabitants of the complex will become their proportionate owners. In the back area of the object there is the rest zone offering the space for meetings and picnics.

Of course, the developer will ensure complex administration of the house. In case of interest the administrator will also be operating particular apartments. He offers the wide spectrum of services to clients, for example checking-up and securing the house by permanent guard-duty, winter and summer maintenance of apartments and the house as well, cleaning, washing bedclothes, reception services leadership, presentation of the house on the web page, renting the apartments (possibility of all-year operating the apartments as well as facilities of tourist trade), operating gastronomic services and the wellness centre.

In time, when investors endeavour to also address eventual interested persons by offering discounts and various bonuses in case of Zázrivá „the added value, which ought to be the main attraction for potential clients, is the unique nature in connection with the high standard of modern housing“ by Meteličková. Of course, in current hard congruency when many other projects proud of the same merits, it is not enough anyway. Also for that reason the developer offers clients, who will buy the apartment the 5% price discount voucher in the value from 3 300 to 6 600 €. The same he offers possibility of 50-percentage price discount in the frame of the package 2 in 1. Two families can buy one apartment, by which the price is reduced to half.

Visualization - LBG flats

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