

Charming 10-year-old

2009-06-01

In recent years the developer market has been one of the most rapidly growing Polish economic fields. During that period developers implemented numerous interesting investments which changed the face of Polish cities. SABE Investments is one of such companies.

Achievements and plans

Dr Andrzej Skowroński, SABE Investments president comments: Our achievements in the 10 years our company has existed give much grounds for satisfaction, the more so that we treat every investment with appropriate care and attempt to pay the very greatest attention to the tiniest details.

It must be admitted that SABE Investments, which is no giant among Polish developers, has found a place for itself and respect among its customers on what is the highly demanding and competitive Warsaw market. Each investment it has implemented is an expression of both technical and architectural modern-day demands. The investor's evident purpose is not only to reach an intended economic effect, which is quite normal in business but also the desire to satisfy the requirements of future residents and establish a unique contribution to the city's architecture. The investor is not afraid to designate as much as 30% of the whole property's space for recreation purposes, greenery and convenience for its tenants as it has proven in the ul. Grochowska housing estate. In attempting to distinguish its "Rezydencja Sienna" investment the investor has added an original element to the building's facade – the sculpture of four knights in armour proudly leaning on their swords. The fact that residents are happy not only with the reliable manner in which their apartments have been constructed but wish to leave them in the competent hands of SABE is sufficient proof of the trust the company has generated.

Company president Skowroński remarks – That is a fact giving me no end of satisfaction since it is the best possible recommendation, and apart from that it is terribly difficult to part company with one's child.

SABE's attainments should be assessed not only in terms of quantity but, first and foremost, quality. Location of successive investments has been finely pinpointed and addressed to demanding customers. When the company initiated its operations ten years ago the Warsaw housing and services market was at least as complex as it is today. The first investment – the Sonata apartment estate – was delivered in 2002. It is situated on Kamionkowskie Lake in the direct proximity of Park Skaryszewski and consists of 3 buildings with 326 apartments and 18 services outlets.

The original cascade style of architecture and the use of urban solutions open the estate onto the park and lake allowing the beauty of nature to be admired while simultaneously protecting residents from the hubbub of nearby streets. Top-floor apartments have large terraces with a delightful view on Warsaw's skyline and recreation areas. It is surely one of the most interesting and attractively situated apartment estates constructed in Warsaw in recent past.

Several parallel investments were constructed between 2005 and 2007: "Rezydencja Sienna" and "Rezydencja Saska", totalling more than 300 apartments and service outlets.

The first situated in the very centre of Warsaw city is a modern apartment building with an effective, eye-catching architecture. An internal green courtyard ensure residents comfort and a sense of living in privacy due to being enclosed on the side of Sienna street by an original glazed guardhouse. A strongpoint of this location is the proximity of "Złote Tarasy", one of Europe's largest shopping and entertainment centres, while the characteristic silhouette of Warsaw's Palace of Culture and Science is visible from its windows.

"Rezydencja Saska" situated in the old, charming section of Saska Kępa district near several embassies, schools, villas and recreation facilities is also a modern apartment building constructed in the shape of a horseshoe to a height between 5 and 8 storeys. The ground floor and mezzanine are used for shopping and service outlets. A fine courtyard with a children's playground, situated to the south at second-storey level is a unique and attractive architectural feature.

For customers' needs alone

Company President Skowroński stresses - We make full use of experience we acquired in earlier investments when tackling each project. We also try to take into account suggestions offered by customers, for instance as regards choice of materials and colour designs. It cannot be denied that fashions in construction do not change with each passing season but we try to have our projects "move with the times" and to meet customer expectations half way. After many years we are now aware that the best solution is to tackle a project in a classical manner.

Andrzej Skowroński adds - We work long and with great attention with the designer on the structure of apartments and try to plan so that they constitute the widest possible offer. A compromise is frequently needed between the architect's vision and the utility of an investment for its future residents. Such a marketing philosophy has freed us from problems in implementing our projects both on the part of construction and also later commercialisation.

Not just a matter of location

The company board is presently preparing its next investments for construction. One of the first is to be in the Warsaw Wola district, with a utility space of nearly 17,000 sqm, one of SABE Investments largest projects.

Company President Skowroński points out - The location might seem to be not very attractive but when we constructed "Sonata" in Park Skaryszewski there were many who raised their eyebrows: Grochów district is not where anyone wants to live, they said. Today it is one of Warsaw's most prestigious localities, convincingly evidenced by the price commanded by flats on the secondary market. That is why we are expecting, with other developers, to cause, yet again, a transformation of the face of a Warsaw district.

We have also two new projects in Warsaw's Białołęka district in mind. the attraction of which will be greatly enhanced by the construction of North Bridge. We also have plans concerning other Warsaw districts.

Geographic diversification

The company also has plans in an advanced state concerning new investments in other regions of Poland, for instance on the western Baltic Sea coast which also testifies to the company's plan's for geographical diversification. Andrzej Skowroński admits:

First of all, it is an enormously attractive investment region. Its climate conditions are excellent, better than in the Gulf of Gdańsk or Puck. Additionally, the water in Pomeranian Bay is much warmer and is good for bathing while the wide, kilometres long sandy beaches attract thousands of tourists every year. A further attraction of the region is the proximity of the border with Germany and the numerous ferry links with Scandinavia. It must admit, in addition, that my personal feelings for the region are also of no small importance.

The slowdown which is becoming visible in the Polish economy has also had some influence on developers. Their activities are definitely being affected at present by the problems of ensuring optimal financing for investments which would ensure their timely conclusion.

President Skowroński comments – We do not pretend that the economic crisis does not concern us but we have taken steps which not only reduce the company's operating costs but also adapt its activities to the current market situation. The activities we have introduced do not, however, affect current company operations nor the prompt performance of investments, their quality and our market position. He immediately adds - The experience gained in recent years and the references which the company boasts allow us to look to the future with optimism.

The company pays special attention to both high quality of its investments and the promptness with which they are carried out. So it comes as no surprise to learn that among persons interested in purchasing homes in new investments, a large percentage are residents of "Sonata" estate or "Saska" and "Sienna" residences. That is the best possible appraisal of the company's efforts and its showpiece.