

**ZARS**

**zars.ua**



# Sauvignon: a unique place

Sauvignon is marked as the unique place on the map of Odesa. It is not surprising that elite houses of successful residents of Odesa have «grown up» in this cosy and picturesque place just by sea.

The strongly arguments for settling here are its own developed infrastructure, the natural beauty of the foreshore, excellent traffic interchanges and convenient location — 5 minutes to cosy beaches and about 20 minutes from the downtown of Odesa; and of course, the wonderful climate of Odesa, fresh sea and steppe air, soft winter and warm summer.

If you spend of your day time in a crowded city, so you certainly know the desire to stay in silence and calm that overcomes at the end of day. For many, this desire becomes as a symbol of a real, modern luxury — the luxury to live comfortably, in a respectable environment and in a unique place.



*Today, this luxury becomes affordable.  
Our new residential complex  
«Park Sauvignon» is created for your comfort.*



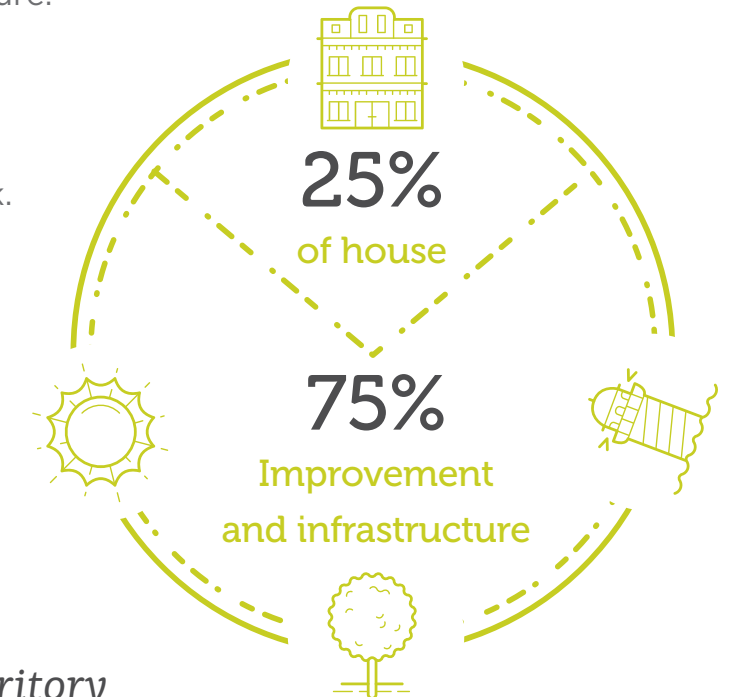


# Park city

The concept of «park» became the main cause to build the residential complex. The «Part Sauvignon» is a modern park residence, 75% of which territory is covered by landscaping and infrastructure.

We build modern 5-story\* houses and at the same time create a park area. The environment is organized so that everybody feels like in a landscape park.

The combination of fresh sea and stepper air, convenient infrastructure and landscaped territory are the foundations of your comfortable residence.



*We do not build on the territory  
of park but we create a new park.*

\*6 floors including apparatus floor





# Advantages of the «Park Sauvignon»



## Comfort

There is everything necessary for full life of a modern human: mail services, shopping and entertainment malls, fitness clubs, beauty salons, pharmacies, shops, restaurants, a cinema, a bank branch, sport grounds, a kindergarten and other infrastructure of Sauvignon settlement.



## Fresh air

The combination of the natural landscape area, sea and stepper air, as well as over 1000 specially planted trees and hectares of green spaces make the air in the “Park Sauvignon” unusually fresh and the complex is unique in whole.



## Reliability

At the construction there are used advanced construction processes, classic and modern construction materials.





## Territory

The construction density in our complex is much lower than in any sleeping quarters, as well as in the most modern residential complexes. This means that for each resident of our complex there is much more territory, so you can feel yourself free! In the «Park Sauvignon» you will always find the place for picnic, barbeque or outdoor gatherings with friends, and a morning running will be especially comfortable. In the fall of 2020, we have opened the park with ponds where is a free Wi-Fi.



## Privacy

You can no longer worry about your children playing in the yard, the territory of complex is reliably guarded and all playgrounds are equipped with a safety coating. In addition, car traffic on the territory of complex is considered and minimized.



## Ecology

The complex is being built of environmentally friendly materials with a special attention to a future conform residence and taking into account the concept of the «park city».



## Safety

Closed guarded territory, control of entry and video surveillance will help you to feel yourself as secured.





### Worry-free parking

Taking into consideration the large territory of complex as well as a low population density, you should not look a parking place or buy an expensive parking place in our complex. The place for your car is next to your house, it is another detail of the concept of comfort. It is also planned to install charging stations for electric vehicles on the territory of the complex.



### Services

Wash a car, deliver groceries from a supermarket or prepared food from a restaurant, clean an apartment, connect a faucet, screw in a light bulb, book a table in a restaurant, sign up for a beauty salon, buy cinema tickets, all this and much more you can do in a single service centre of the complex contacting this service by phone or email. It's about your comfort.



### Traffic interchange

Transport interchanges in Sauvignon settlement provide comfort for your movement. There are some transport routes between Sauvignon settlement and Odesa: bus (220a, 15, 519) and shuttle bus (220). In addition, especially for residents of «Park Sauvignon» there is planned an additional route to the downtown of Odesa directly from the territory of the residential complex.

Transportation between the crowd downtown of Odesa and «quite harbour» of the complex «Park Sauvignon» will take only about 25 minutes.



# Landscape

The well-maintained park area has plenty of flower beds, trees and other various plants, is equipped with walking paths, benches for rest and fountains. On the territory of the settlement in walking distance, there are a kindergarten and a modern shopping and entertainment mall, children's playgrounds and sport grounds. There are basketball courts, tennis courts, running tracks on the streets of the settlement; you will discover something new while walking every time.

A road is organized along the perimeter of the territory which makes it easy to get to any point of the settlement by car, and the territory is equipped with convenient pedestrian passages and driveways. The low density of building and thoughtful organization of car entrances minimizes the traffic on the streets of the settlement, making it quite and secluded.

All roads and sidewalks are developed to meet the needs of people of all ages and any mobility. The convenient and varied paving, dedicated pedestrian zones give the beauty and usability for streets of the settlement. The infrastructure of the territory is included to the urban transport system and has access to public transport stops. The coast of the Black Sea, beaches and a yacht club are within a walking distance.



Guard, video surveillance, control of entry and the excellent visibility of the whole territory provide you comfort and safety. High-quality night lightning will allow you and your children to walk around the complex «Park Sauvignon» even in the evening.



*We set high standards and meet them.*





# Infrastructure

For comfortable life, a modern human requires to have all benefits of civilization near, and we made sure that the complex infrastructure would be maximum thoughtful and varied.



Pharmacies



Restaurants



Bank branch



Kindergarten



Shops



Shopping and  
Entertainment  
Mall



Beauty Salon



Fitness club





## «Park Sauvignon» is the houses of red bricks among the nature

We follow our own long-term traditions in construction and herewith we keep our finger on the pulse of all innovations in the construction industry. Therefore, we can say with confidence that no matter how many there are different construction materials today a brick remains the best of them.

The walls in the residential houses of «Park Sauvignon» are built of red ceramic bricks. It is known for its phenomenal properties: it is the most reliable, durable, resistant to moisture and low temperatures, eco-friendly and almost everlasting construction material with the excellent sound insulation.

Bricks are produced specially by our order providing the highest level of quality and comfort of each our house. Red ceramic bricks are justifiably expensive and mainly used at construction of elite private houses. Therefore, today, the «Park Sauvignon» apartment houses building of red bricks are really the excellent offer on the real estate market.





# «Park Sauvignon» is the perfect place for life

«Park Sauvignon» is the unique residential complex in the south of Ukraine. The combination of the exceptional nature features of the place and construction experience of the company ZARS will give you and your family a harmony and comfortable life

**8,83 hec**

**The territory of complex**

**6,61 hec (75%)**

**Landscape and infrastructure**

**2,22 hec (25%)**

**Residential development**

**1000 +** trees, shopping mall, kindergarten

The housing stock consists of 23 residential houses with three types of apartments, and it's possible to combine them:

**42-47 m<sup>2</sup>**

**one-room apartments**

**60-74 m<sup>2</sup>**

**two-room apartments**

**83-93 m<sup>2</sup>**

**three-room apartments**

The residential complex «Park Sauvignon» consists of 5-storey houses. Low-rise houses give intimacy and comfort throughout the residential complex, as well as have the effect of «two in one»: having a new apartment in the «Park Sauvignon» you will not need a country cottage.



# Houses. Specifications.



## Red brick

External walls are made of red ceramic bricks with heat insulation.  
Internal walls are made of red ceramic bricks.



## Elevators

Silent high-speed elevators of Otis/Kone the quality is verified by time.



## Economy

LED lamps in common areas reduce lightning costs by 90%. Everything is made for maximum energy efficiency and reducing maintenance costs

- Basement is the pile foundation.
- Walls of the basement are made of FBS concrete blocks.
- Overlapping and covering are made of monolithic reinforced concrete slabs.
- Compartments are made of red ceramic bricks.
- Facade is made of plastering, ceramic tiles, high quality wall painting, and modern decor.
- Roof is flat, exploited.
- Storerooms are located on the basement level.





# Houses: natural materials



## First class performance

Taking into account the specific of a seashore area, we have provided the outer walls of «Park Sauvignon» residential houses with an additional protection in the form of heat insulation. Thanks to brick walls, as well as to heat insulation, there will be cool in summer and warm in winter in your apartment.

At construction of our houses, we always use the advanced construction technologies. Herewith, we prefer materials of natural origin that are harmless to human health.



*Huge experience implemented in practice*







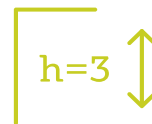
- High performance heaters.
- High quality plaster of internal walls.
- High quality semidry cement-sand floor covering.
- Hidden laying of engineering networks of water supply and heating.
- Input of TV, Internet, phone, intercom cables into an apartment.
- Individual places for air conditioners.

# Apartments, specifications



## Windows

We have chosen the high-quality metal-plastic with energy saving double-glazed windows for the «Park Sauvignon» complex. And also there is general panoramic glazing.



## High ceilings

The premises height is 3 m. The feeling of space is one more advantage of the apartments in «Park Sauvignon» complex.



## Individual heating

Heat supply: individual gas double-circuit boilers. It is possible to start a heating season at any time.



## Armoured doors


Reliable protection of your personal space.





## Apartments: ergonomic planning

The thoughtful planning is the basis of good life. In all apartments of «Park Sauvignon» complex we offer well thoughtful planning. We developed them on the basis of our many years of experience in construction of the highest level housing. Therefore, you can be sure that the space of your apartment will be used as intelligently and ergonomically as possible. And the ceiling height of 3 meters will give a special space for your house.

 *Space is designed for comfortable life.*





# Planning of the house 7: first floor



## entrance 1

\* Apartments areas are listed in the following order: living / usable / total

## Planning of the house 7: first floor



## entrance 2

\* Apartments areas are listed in the following order: living / usable / total



## Planning of the house 7: typical floor



## entrance 1

\* Apartments areas are listed in the following order: living / usable / total

## Planning of the house 7: typical floor

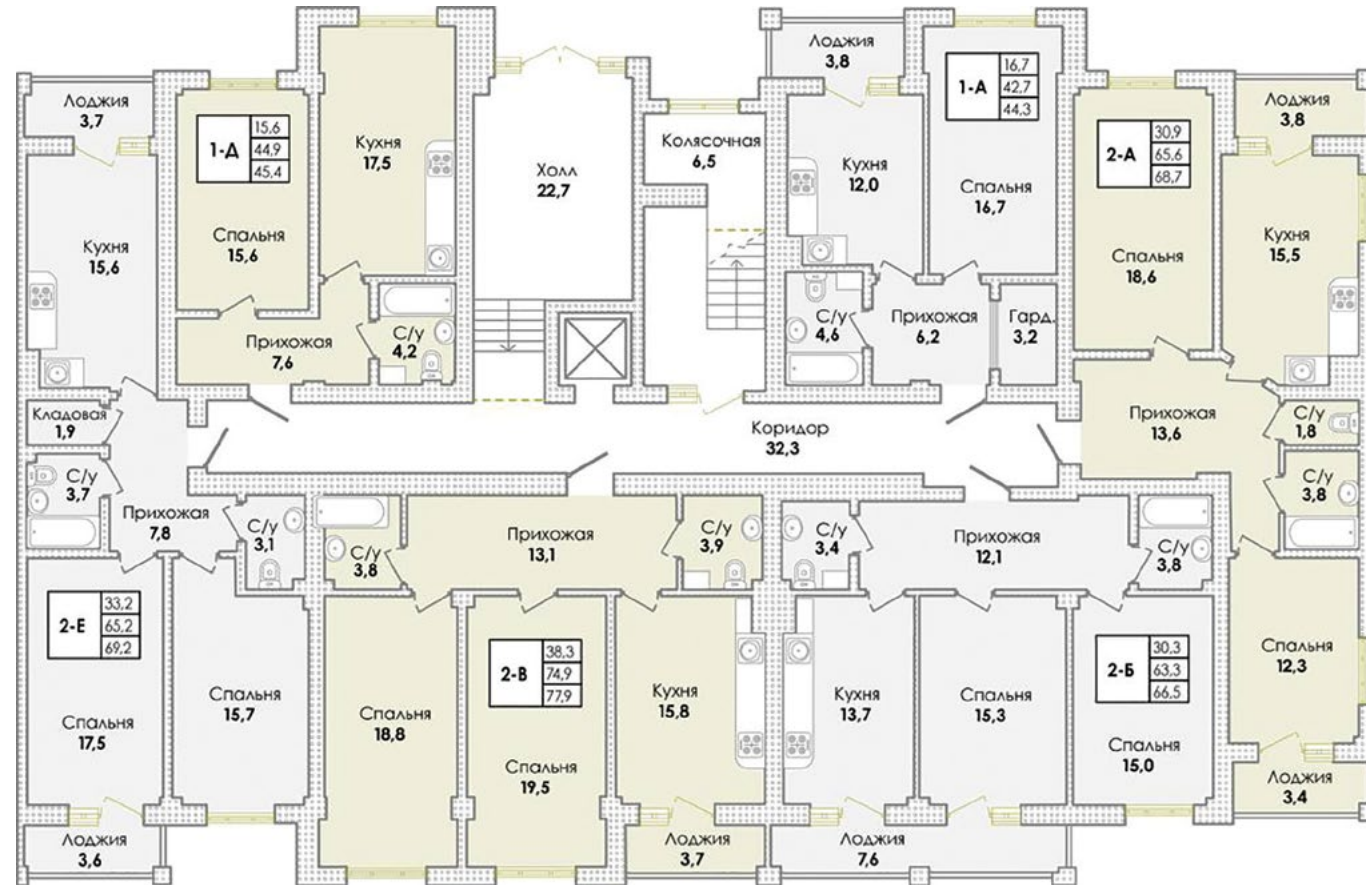


## entrance 2

\* Apartments areas are listed in the following order: living / usable / total



## Planning of the house 8: first floor



entrance 1

\* Apartments areas are listed in the following order: living / usable / total

## Planning of the house 8: first floor

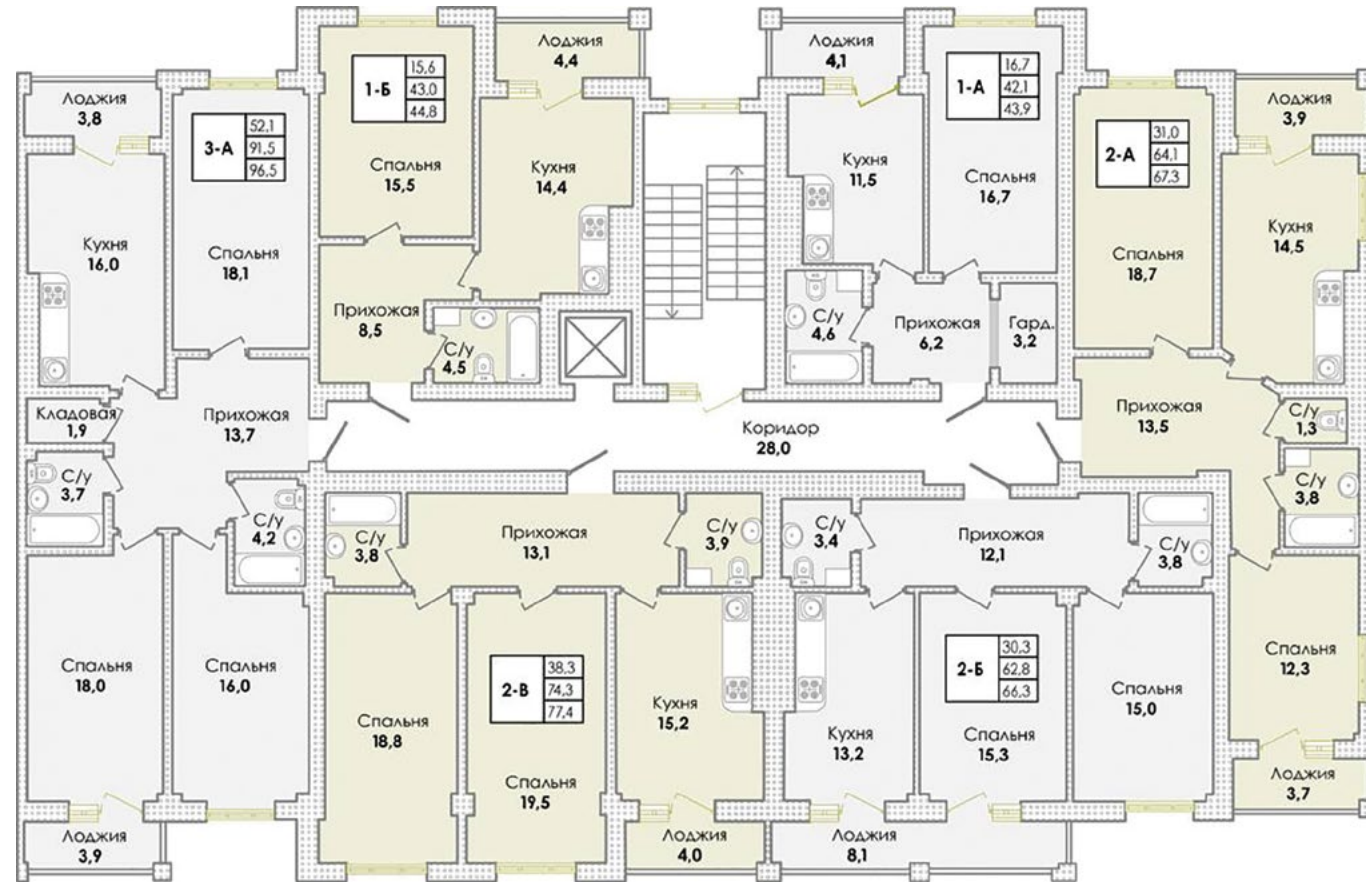


entrance 2

\* Apartments areas are listed in the following order: living / usable / total



## Planning of the house 8: typical floor



\* Apartments areas are listed in the following order: living / usable / total

## Planning of the house 8: typical floor



\* Apartments areas are listed in the following order: living / usable / total



# «Park Sauvignon» is comfort and quality



## Own Service Company

The service company, which is the part of the company group ZARS, is the guarantee of your comfortable living.

Reliable guard, well-groomed territory, plumbing and electrical services, maintenance of all systems according to the regulations and utilities under «fair tariffs». Reliable guard, well-groomed territory, plumbing and electrical services, maintenance of all systems according to the regulations and utilities under «fair tariffs».

All this and much more with branded quality of ZARS.

You can be sure that the service will meet your expectations and tariffs will be completely transparent to the company ZARS for maintenance of commissioned objects, it is not a business but an image project.







# Construction holding ZARS

The construction holding ZARS was founded on October 14, 1996, by Givi Silovanovich Karkashadze (1930-2006).

The construction holding ZARS carries out a full investment and construction cycle from design to commissioning.

ZARS is a well-coordinated team of like-minded people and professionals which find new solutions for each project understanding the current trends and needs of its customers.

Refusing the mass construction, the company ZARS creates unique projects where aesthetics, quality and comfort are the main postulates.

Paying a special attention to architectural design of each house, the company ZARS contributes to the preservation of uniqueness and originality of the architectural style of our city.





 *QUALITY. AESTHETICS. TRADITION.*



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## For notes

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