

品质地产 领创新生活

居住,原来是可以更讲究的

昔日落后的沂蒙老区,随着市场经济的不断发展,已经由之前的西郊大棚底,发展成为江北最大的商品批发城,临沂大商城的地区核心城市的作用正在突显。同时,随着人们生活水平的提高,尤其是品牌开发公司把更多先进理念引进临沂以后,更高品质楼盘正在成为临沂楼市的宠儿。

乡村园林、公共景观结合传统文化、科技住宅等概念纷纷亮相,光耀荷兰水乡、鲁商凤凰城、澜泊湾等高档社区,以及高端物业鏖战新临沂。住宅品质改变临沂,这是市民也是业界感同身受的一句话。原来生活是可以更讲究的。



品质楼盘增多 市民幸福感增强

从近两年在楼市关注度较高的光耀·荷兰水乡、澜泊湾等高品质楼盘,到现在的四季春天等科技住宅,临沂楼市的品质楼盘日渐增多,吸引了众多购房者的目光。

房产界大鳄光耀集团于去年进驻临沂,注入了高品质楼盘全新的楼盘服务理念,为临沂的房地产市场营销服务领域灌输了新鲜的活力因素,将房产大家风范的品质楼盘真正意义上带到了临沂这样的三线城市。不仅如此,

还有几个即将上市的新盘隐藏于市场背后,类似这样的项目也不在少数,而一旦他们择机入市,本地品质楼盘的竞争将会更加激烈。这些项目无论是从成套技术的应用、建筑设计、环境规划,还是从性价比、物业管理、工程质量上讲,都代表了临沂最新的住宅技术品质。

“高品质住宅不但注重综合实力,而且注重人的内心感受。”光耀·荷兰水乡的一位置业顾问告诉记者,他表示,如今市民们在购买楼盘前都会做多方面比较,开发企业只有在细节上做到完善才能打动消费者。

近几年来,随着住宅产品种类的日渐丰富,伊丽莎白·东岸大平层别墅大手笔打造河东岸品质生活社区,中铁承建的东来尚城等品质住宅已经在上月就开始面向市场发售VIP卡,光耀·荷兰水乡的精装豪房等品质产品也越来越多,“随着市民收入水平的提高,越来越多的购房者开始关注品质生活,高品质住宅正悄然走近寻常百姓家,更多的人也开始对高端品质产品感兴趣。

**大盘推进
品质跨越式升级**

国内大盘房产的注入,临沂北城新区房地产的兴起,加速了国内的大盘向临沂进军的步伐。省内房地产大鳄青啤地产等众多房产老大再洗将目光集中在鲁南这个商业、物流之都。随着大盘开发的不断涌现,临沂的房地产开发在综合品质上实现了跨越式发展。

临沂品质社区规模的不段扩大,更多的市民感同身受,感觉临沂在发生着日新月异的变化,漂亮的滨河沿岸、宽阔的马路、风景如画的北城新区,环境的改变让更多的市民幸福指数有了很大程度的提升。沂河两岸,高层公寓沿河呈线形排列,可以有效避免阳光阻隔,户户充分享受阳光照射,户户都是观河景房。

而光耀·荷兰水乡更是滨河南段近年来崛起的另外一颗闪耀的明珠。引领着滨河房地产市场走向更加阔的大品质时代。光耀地产将以他们特属的精致、时尚、品味,倾全力打造荷兰水乡,开创着临沂品质地产的新篇章。

品质地产时代 注重人性化服务

记者在走访中发现,我市现阶段多数房企非常注重产品品质的提升。不仅从规划环境、成套技术应用、建筑设计、建筑节能等各个细节方面增强楼盘的吸引力,还非常注重人性化的服务。光耀荷兰水乡在城南的崛起,不仅是因为其综合品质突出,更是因为其产品软件出色。

据业内人士分析,房企要想使开发建设的楼盘被市民青睐,搭上高品质的轨道,必须从楼盘的软件方面入手。对品质的追求主要是从软件方面做起,在建筑质量等方面达到国家标准后,更加注重楼盘的物业服务。科技住宅的稳定运行的同时,保证了业主的居住品质。从目前我市开发企业中不难发现,能否提供给居民一种舒适的生活环境成了各楼盘相互竞争的主要着力点。

(专刊记者 王文卿)

齐鲁楼市不动产

临沂区域授权取得突破

6月21日、6月22日,两家加盟商分别与齐鲁楼市不动产临沂区域签约,成为齐鲁楼市不动产在临沂区域的首批店面。

加盟商王女士已经找好了店面,该店面位于商城路中段,周围商圈成熟,楼盘众多。加盟商张先生的店面位于平安路盛世春晖楼盘的底商,周围有盛世春晖、苗庄小区、三合园、华馨园等新楼盘和单位宿舍,商圈成熟,生活便利。目前,两家店面正在装修,预计7月初筹备完毕,正式为广大临沂市民提供二手房交易、租赁、贷款、办理过户等服务。

齐鲁楼市不动产临沂区域负责人表示,一定会把这两家加盟店扶持好,运营好,为以后的加盟商树立一个成功的典范。目前,作为临沂市房产局房屋置换中心唯一指定服务机构,齐鲁楼市不动产已与临沂市房产局房屋置换中心、装饰公司、律师事务所等多家相关单位签署了战略合作协议,为今后的运营工作打下了坚实的基础。下半年,齐鲁楼市不动产还将积极开拓店面,争取在一年之内基本完成临沂市二手房热点区域的布局。

(本通)

淮海置业开启临沂非物质豪宅时代

淮海·御景湾营销中心正式对外开放



2011年6月26日,淮海·御景湾营销中心启用仪式盛大召开。淮海建设集团董事长崔茂海先生等出席了活动,崔董事长对临沂地产即将迈入非物质豪宅时代充满了信心和期待,并为仪式剪彩。

本次营销中心开放仪式上,淮海置业还对一些别墅意向客户进行了现场VIP登记,大家在营销中心内对项目进行了详细地了解后,反响很强烈,更有不少客户出于对项目价值的强烈认同当场登记了VIP。很多家庭都是带着孩子一块来的,家长激动地说:“能让孩子从小生活在大学城里,孩子长大了一定会有出息!”。整个活动在售楼处现场大厅举行,并有家媒体对活动进行了现场采访。

活动当天,淮海置业还安排了隆重的剪彩启动仪式,宣告淮海·御景湾将带

领临沂正式进入非物质豪宅时代。据悉,淮海·御景湾项目位于临沂大学城内,是目前大学城内唯一的商品房住宅项目。据淮海置业相关负责人介绍,御景湾项目总占地面积为960亩,建筑面积为78万㎡,容积率为1.46,绿化率为35%,项目分三期开发。一期共6万㎡,包括28栋四联排别墅,4栋小高层,4栋花园洋房,联排别墅采用目前风靡全球的意大利托斯卡纳建筑风格。户型面积从220到290㎡不等。项目一期为临沂大学教授花园,现已有众多教授入住。

淮海·御景湾是淮海置业13年精耕作品,淮海建设集团13年前创立,从事路桥建设和房地产开发,现有员工1000余人,施工工程遍布全省、面向全国,以一流的管理、先进的技术设备,铸就了大批精品工程,赢得业主、监理和社会的一致好评。淮海置业

将历史、文化和生活的诉求完美融入到大学城的建筑艺术当中。在欧风美雨席卷的大环境下,淮海·御景湾对市场有自己的见解——“非物质”,其意指精神的豪宅,加之其项目依托不可复制的临沂大学城资源,已成为房地产市场上一道独特风景。

御景湾项目自拿地以来坚持以“非物质豪宅”打造临沂领袖楼盘,此次二期销售主要是托斯卡纳风格的别墅组团。淮海置业负责人向记者介绍,临沂向北发展的都市化进程日益凸显,以大学城为核心的教育板块是城市最为稀缺的资源,地区未来价值不可估量。而文化建筑与时间是成正比关系的,文化豪宅的价值将随时间的推移而逐年递增。

据记者了解,营销中心现已开放。

(本通)

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