



Paris Home Shares Newsletter ***Making Paris home ownership affordable!***

October 2007

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UPDATE - Jardin Saint Paul SCI

Here is the latest on our beautiful 2 BR apartment in the Marais.

For those of you who have been following our newsletters or the website, you will know that Sue and I spent 2 weeks in September to scour Paris for furnishings for the apartment and to check on the renovation progress. I am pleased to report that we came away very tired but extremely happy with our purchases. The marble arrived last week and the bathroom marble should be completed in a week or so. All of the plumbing and new electrical has been completed, and the first coat of fresh paint has been applied. Our goal is to be able to stay in the apartment on our next trip in a couple weeks so that we can complete the furnishing of the unit, down to the small details, like hanging drapes, stocking the kitchen, hanging pictures, etc. We are still on target for a December 1 occupancy date.

On October 20th, we will be hosting the first annual Owners Meeting for Jardin Saint Paul SCi at our home in Denver. At that meeting, we will draw for the assigned months, ratify the partnership documents, elect a managing member, hand out keys to all of the Owners, and a whole host of other things. Oh yes, and we will partake of some French food and wine, bien sûr! I am pleased to report that we have confirmation for 100% attendance by the Owners. Amazing!

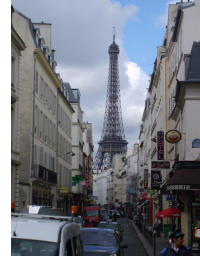
We still have a few shares available, and once the unit is complete, the pre-completion pricing will go away and prices will rise to their final level, 92,000 euros. So if you have been dreaming or thinking about having your own place, don't wait too long! I already have a set of keys waiting for you for your new pied-a-terre in Paris!

PS: For those of you who subscribe to the French Property Insider by Adrian Leeds, Adrian incorrectly assumed that the new look to our archway was real stone. It's not, but it sure could fool most people. Here is a link to the video Liam shot showing the archway as it will appear:
http://www.youtube.com/watch?v=Y_Y-GuHswLc

UPDATE: Chez La Tour

A Change in Plans

In our September newsletter, we announced the addition of our latest project, Chez La Tour, in the 7th arrondissement. Our initial plan was to make this a very large 1 BR. However, on our trip to Paris, Sue and I had the opportunity to more thoroughly inspect the apartment. After much analysis, we decided that we could keep the apartment as a 2 bedroom unit, PLUS add another bath, if we moved the kitchen to the front of the apartment. While it will involve a lot of work, the final layout will be even better and much more efficient.



One of the problems with Haussmann style buildings in Paris is the obsolete and dysfunctional plan layouts that one inherits. Most units feature huge LR and DR areas, with only marginal space given to the bedrooms, bathrooms and kitchen. A lot of space is also wasted with long corridors. It is our goal at Paris Home Shares to bring our units into the 21st century, while keeping the very best of what this architectural style has to offer.

The Promesse de Vente has been signed, and we are scheduled to close on Chez La Tour in late January. Our introductory "pre-closing" pricing is now in effect. To learn more, and to see the additional photos we took while in Paris, visit our website and click on the "Available Properties" tab.

Paris - Here We Come AGAIN!



I have to say that our last trip to Paris started off a bit rough, to say the least. After watching our plane to Newark become more and more

delayed, we finally boarded, then sat on the tarmac. In a few minutes, the pilot announced that our flight had been canceled due to bad weather in Newark. I looked out the window, and it was nothing but blue sky and sunshine outside. The gods were not smiling on us. We managed to catch a later flight to Newark, but by then, our connecting flight to Paris was already on its way. So our first night was actually spent in a Newark hotel. YUCK!! Fortunately, we were blessed with beautiful autumn weather during our entire stay in Paris, so I'm not really complaining!

This trip, we will be spending the 1st two weeks of November in Paris to arrange for furniture delivery and to finalize the last details for Jardin Saint-Paul, and to meet with contractors for the Chez La Tour project. I am sure it will be a lot of work, but it is always a lot of fun too! My construction French has actually gotten quite good!

This time, we will also be bringing the computer that will stay in the apartment, so I am sure my e-mail will work. If you would like to write, or are in the neighborhood, please feel free to do so.

More news as it happens!

A bientôt - Steve

The Paris Velib Program

A Cheaper Way to Travel!

If you follow the news in Paris, you are probably already aware of the new bike rental program called Velib (short for Velo

Liberté or "bike freedom") unveiled in Paris this summer. The objective was to get commuters out of their cars and onto bikes to reduce the traffic congestion and pollution in Paris. Hundreds of stands with thousands of bikes are now springing up all over the city.



We saw these bikes being used on our last trip, not just by the locals on their way to work, but by tourists as well. I am sure that the bus, Metro and taxi systems have seen the impact of this new program hurt their ridership. Riders use the same travel lanes as the buses and taxis, which could increase travel times slightly for those using those modes of transportation. But overall, it gives a good feel and humanizing touch to the city.

Fares are quite reasonable. The first half-hour is free, with rates climbing for each additional half hour of use. The goal was not to be a day long bike rental, but for short

haul usage. One can purchase a 1 day or 7 day ticket or a 1 year pass. Because Paris is relatively flat, getting around with a Velib bike is a viable alternative, even for the older generation, and it's healthy too!

As part of our commitment to making our apartments truly livable, I have decided to include 2 annual passes for each of our projects, available for the use by the Owners. These passes can be used to rent bikes at any bike station at a reduced rate.

To learn more, see the website at www.velib.paris.fr.

Paris Home Shares LLC specializes in the development and management of fractional home ownerships throughout Paris. Our goal is simply to help you make your dream of Paris ownership come true - at an affordable price.

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Sincerely,
Steve Navaro

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