



## Apartment Studio (1+kk)

€ 262 627 | CZK 6 588 000

45 m<sup>2</sup>, Ústí nad Orlicí, Králíky, Velké náměstí





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Total area	55 m <sup>2</sup>
Floor area*	45 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Outdoor parking in the parking lot
Cellar	-
PENB	G
Reference number	107717

This new stylish accommodation unit with a balcony is part of the boutique Rotter Residence, located right on a square in the mountain town of Králíky. This charming location in the Jeseníky Mountains offers a genuine alpine atmosphere and provides residents with comfortable facilities for relaxation, including a restaurant, wellness area, reception, bike storage, ski room, and parking.

The cozy interior of the studio located on the 2nd floor consists of a bedroom with access to a balcony, a bathroom with a shower, sink, and toilet, and an entry hall. The residence's shared spaces include a wellness zone with a Finnish sauna and Jacuzzi, a restaurant serving authentic Italian cuisine, a designer lounge, and a children's play area. The reception ensures the smooth operation of the residence and offers premium services such as cleaning and reservation management. Convenient parking is available in Rotter Residence's parking lot or on Velké Square. Residents also have access to shared bike and ski storage rooms, making it easy to store sports equipment.

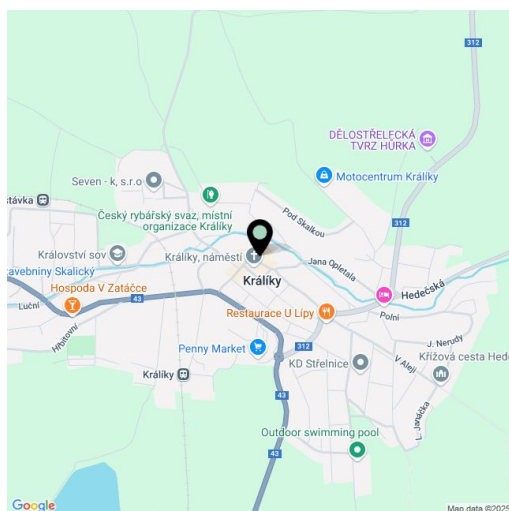
The unit's historical charm is enhanced by wooden windows, while modern features such as triple-glazed insulation and soundproof doors with electronic locks ensure peace and comfort. The architectural quality of the renovation was recognized in the prestigious Best of Realty competition, where the project ranked among the top four in the Czech Republic.

Located at the foot of the Jeseníky Mountains near Králícký Sněžník, this area is a year-round recreational destination with numerous outdoor activities. Just 10 minutes by car is the Dolní Morava Mountain Resort offers a ski area with the longest slope in the Czech Republic, a renowned bike trail, the Sky Bridge 721, the popular Sky Walk, and a large children's adventure park. The Buková hora – Suchý vrch ski area features over 70 km of groomed cross-country trails. The surrounding area is also rich in historical landmarks, scenic viewpoints, and natural attractions. The region is easily accessible from Prague, Brno, and Ostrava, with a drive of approximately 2 hours. A fast and convenient train connection is also possible.

Floor area 45 m<sup>2</sup>, balcony 9.62 m<sup>2</sup>.

The unit has been approved as an accommodation unit, and its price includes 21% VAT with the possibility of deduction for VAT payers.

Subject to special legal conditions.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.





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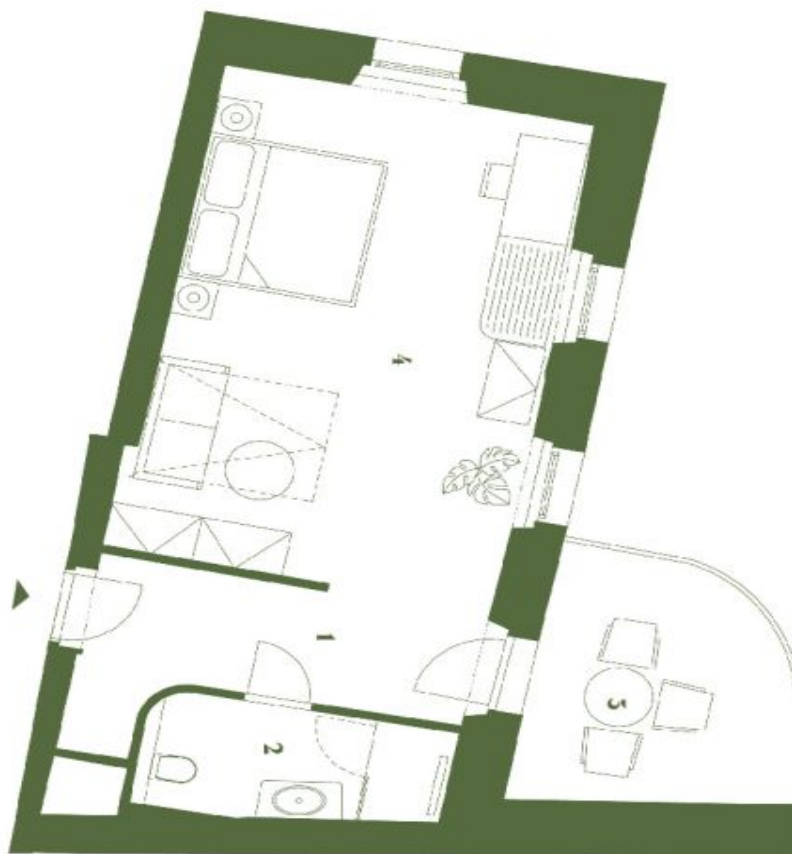
Jednotka   Unit 10	
3. NP   2nd floor	
1 Pokoj   Room	38,48 m <sup>2</sup>
2 Koupelna   Bathroom	5,27 m <sup>2</sup>
Užitná plocha   Usable area	43,75 m <sup>2</sup>
Podlahová plocha   Floor area	45,00 m <sup>2</sup>
Balkón   Balcony	9,62 m <sup>2</sup>
Celková plocha   Total area	54,62 m <sup>2</sup>

**Rotter**  
REZIDENCE

Velké náměstí



Hluboká



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