



## Apartment Studio (1+kk)

€ 288 404 | CZK 7 200 000

41.2 m<sup>2</sup>, Semily, Vítkovice





## Apartment Studio (1+kk)

41.2 m<sup>2</sup>, Semily, Vítkovice

€ 288 404 | CZK 7 200 000

Total area	41 m <sup>2</sup>
Parking	Wide (wheelchair-accessible) garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107904

This mountain accommodation unit combines the possibility of private recreation and a stable financial investment. This resort-style hotel with premium services, including a swimming pool, fitness center, and wellness area, is located in the heart of the Krkonoše National Park, near Horní Mísečky, Špindlerův Mlýn, and Rokytnice nad Jizerou.

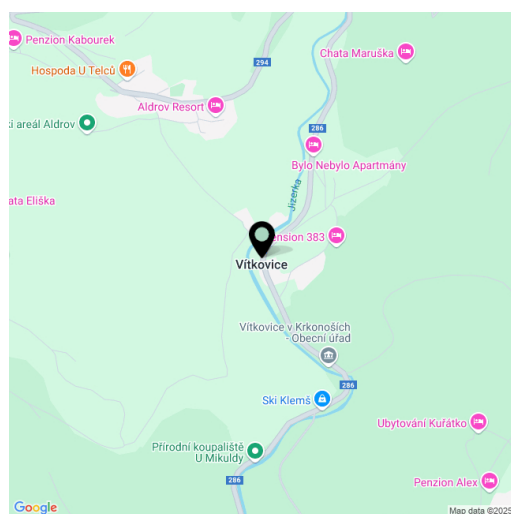
The floor area of the apartment, located on the ground floor, is divided into a living room with a kitchen, dining, relaxation, and sleeping area, a bathroom (with a **walk-in shower**), a separate toilet with a sink, and an entrance hall. The living room is extended by a **15-square-meter south-facing terrace**.

The entire barrier-free complex was built with **respect for nature** and admiration for **traditional Krkonoše architecture**. The impressive combination of **wood**, stone, glass, concrete, and other modern materials ensures a timeless aesthetic, while the use of **solid wood** in the custom-designed interior furnishings creates a warm and **cozy atmosphere**. The apartment includes a **wide (wheelchair-accessible) garage parking space and a storage unit**. The unit is bound by a hotel operation contract and lease with the resort until the end of 2032, allowing **owners to use the apartment free of charge, including all services, for six weeks per year**. The resort offers top-tier services and amenities, including a reception, **wellness and spa facilities**, a **swimming pool** with a Jacuzzi, a **climbing wall**, a restaurant with a children's play area, an **air-conditioned fitness center**, a **yoga studio**, a children's playroom, an outdoor playground, a bike room, and a ski storage area.

The village is situated within the **Krkonoše National Park** at an altitude of 683 meters. The Jizerka ski lift and **Aldrov ski area** operate directly next to the resort, with major modern ski resorts such as **Rokytnice nad Jizerou** and **Špindlerův Mlýn** within easy driving distance. The surrounding area is interwoven with **groomed cross-country ski trails** and, during the warmer months, **bike routes**. The village also features **singletrack trails** for mountain biking.

Floor area 41.2 m<sup>2</sup>, terrace 15 m<sup>2</sup>.

When purchasing the property as a company, VAT deduction can be applied.



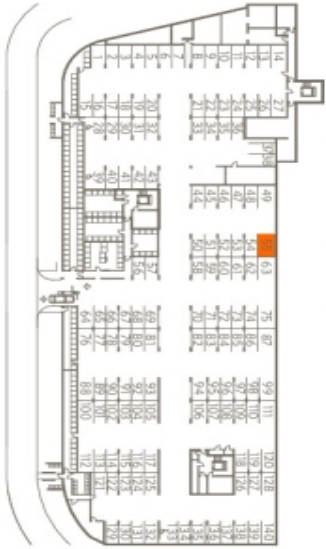
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Studio (1+kk)

41.2 m<sup>2</sup>, Semily, Vítkovice

€ 288 404 | CZK 7 200 000



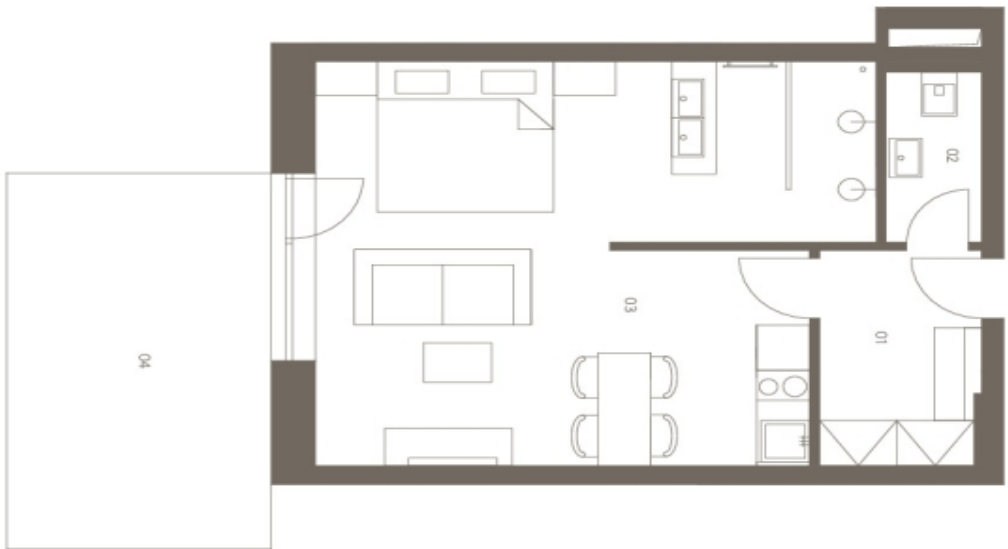
Garážové stání a sklady v 1. PP | Parking and storage in the basement



Byt v 1. NP | Flat on the ground floor



Situace | Location



**Byt B1.5** | 1. NP | 1+kk | 40.6 m<sup>2</sup>  
Flat B1.5 | Ground floor | 1 room

01 Vstupní hala | Entrance hall | 4.8 m<sup>2</sup>

02 WC | Lavatory | 2.6 m<sup>2</sup>

03 Pokoj + koupelna | Room + bathroom | 31.6 m<sup>2</sup>

Užitná plocha celkem | Net floor area | 39.0 m<sup>2</sup>

Podlahová plocha celkem | Gross int. area\* | 40.6 m<sup>2</sup>

04 Terasa | Terrace | 15.0 m<sup>2</sup>

Extenziér celkem | Exterior total | 15.0 m<sup>2</sup>

**V ceně bytu je i garážové stání a sklep.**

\*1 garage parking space and a storage room are included in the price of the flat.

\*Podlahová plocha je vypočtena podle nariadení vlády č. 366/2013 Sb. jako podvýšková plocha orientovaná vzhľadom na stranu obdĺžnikových zdiel bytu včetně podvýškové plochy všech vestavěných balkonů, lodžií, střešních představenků a jiné spínané plochy.  
\*Gross internal area is calculated in compliance with the Government decree No. 366/2013 Sb. as the plan area bounded by inside surfaces of exterior walls, including the plan areas of all bearing and partition walls, inside the apartment. It does not include balconies, loggias, terraces, front gardens and other paved areas.