



Apartment Two-bedroom (3+kk)

€ 420 202 | CZK 10 400 000

90 m², Rychnov nad Kněžnou, Říčky v Orlických horách





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Total area	99 m²
Floor area*	90 m²
Balcony	3 m²
Terrace	6 m²
Parking	Designated parking space by the apartment
Cellar	-
PENB	G
Reference number	108442

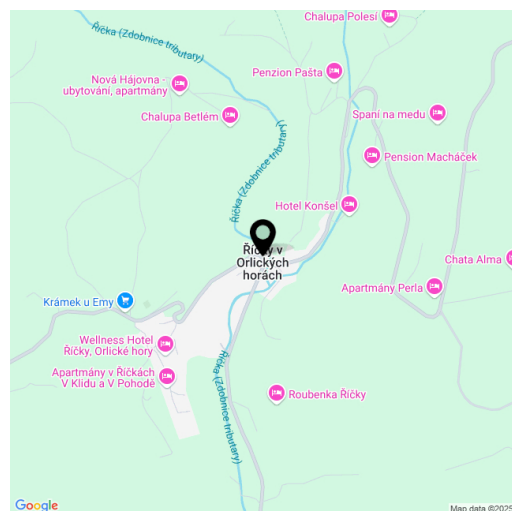
This fully furnished duplex apartment with beautiful views of the surrounding greenery and parking is part of a recreational complex in the popular mountain resort of Říčky in the Orlické Mountains, an area surrounded by deep forests offering endless opportunities for both relaxation and active holidays, in summer as well as in winter.

The layout of the apartment, spread out over two levels, consists of a living room, adjoining kitchen with a dining area and staircase to the upper floor, two bedrooms, a bathroom (with a shower and toilet), a separate toilet, and an entrance hall. One of the bedrooms has access to a **balcony** offering **views of the mature coniferous forest**, while the living room features a French window opening onto a **partially covered terrace** and a **beautifully maintained garden**. The apartment can be extended into the attic space.

The complex was built in 2018. Plenty of natural light enters through **wooden Euro-windows**, while exposed beam ceilings add coziness, and a **wood-burning fireplace** clad in **exotic natural stone** with an external air supply creates a warm atmosphere. The kitchen is fully equipped (**induction cooktop, dishwasher, fridge, microwave, electric oven, kettle**), and the dining area is complemented by **renovated furniture** designed by the renowned 1940s Czech designer **Jindřich Halabala**. The outdoor terrace is lined with a **herb rock garden** and a mountain variety of **grapevine** bearing sweet red and white grapes. A **heated bike/ski storage room** is available for sports equipment, and residents can park in their designated spot right by the apartment. **Wellness** facilities with a **pool** and **sauna** are accessible in the neighboring hotel, which also offers **full-day dining**, including hearty breakfasts.

Říčky in the Orlické Mountains provides abundant **opportunities for sports and leisure** in every season. The village offers a grocery store and several restaurants. The beautiful landscape of the **Orlické Mountains Protected Landscape Area** is interwoven with **hiking and cycling trails** and includes a **bike park**. In winter, residents can enjoy groomed cross-country **ski trails** or the local **ski resort**, which is accessible by **ski bus** from a stop just a minute's walk from the apartment.

Floor area 90 m², balcony 3 m², terrace 6 m².



* 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.