



## Apartment Studio (1+kk)

34 m<sup>2</sup>, Semily, Harrachov

Sold





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Total area	36 m <sup>2</sup>
Floor area*	34 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Parking at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30573



\* 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.

This southeast-facing attic apartment on the 3d floor with beautiful views is part of a new building in the **TRIO Harrachov** complex, which is located next to a forest just a few steps from the center of a popular resort. This vacation apartment can become not only a second home, but thanks to its suitability for renting out, it is also an interesting investment opportunity. The date of completion of the project depends on the weather conditions in the mountains. Ideally, the unit will be handed over before Christmas 2019, or no later than in the summer of the following year.

The layout of the apartment will consist of a foyer, a spacious living room with a kitchen and a dining room, and a bathroom (bathtub, sink, toilet). It will also feature a **balcony overlooking the greenery**.

The apartment is offered in a **finished state**, with a preparation for a kitchen and complete sanitary equipment. Features include **wooden flooring** (ceramic tiles in the bathroom), triple-glazed wooden windows with thermal and acoustic insulation, and security entrance doors. Heating will be provided by a central gas boiler. The unit comes with a **cellar**, perfect for storing bicycles, skis, and other sports or children's equipment. It is also possible to buy a parking space in the garage.

Harrachov is one of the most popular mountain resorts in the Krkonoše Mountains with a complete infrastructure and **excellent conditions for a wide range of sports activities throughout the year**. The complex is located by a creek and forest at the foot of Hřebínek Hill, **200 meters from a cable car and ski slopes**. Within walking distance (600 m) there is also a cable car station leading to the popular Devil's Mountain. Other easy-to-reach activities include **golf** (9-hole course with indoor simulator), a bobsleigh track, a rope center, a swimming pool, **an indoor pool**, or paragliding. The main promenade is close-by, but the complex is in a quiet location. There is a restaurant near the future complex, and others are in close proximity, as well as grocery stores, a post office, or ATMs. Among the town's attractions are the Mammoth jumping bridge, the glass or ski museum, or the beautiful **Mumlava Waterfalls**. From Prague, the town of Harrachov can be comfortably reached by car in two hours.

Total floor area 33.90 m<sup>2</sup>, balcony 2.25 m<sup>2</sup>, cellar.

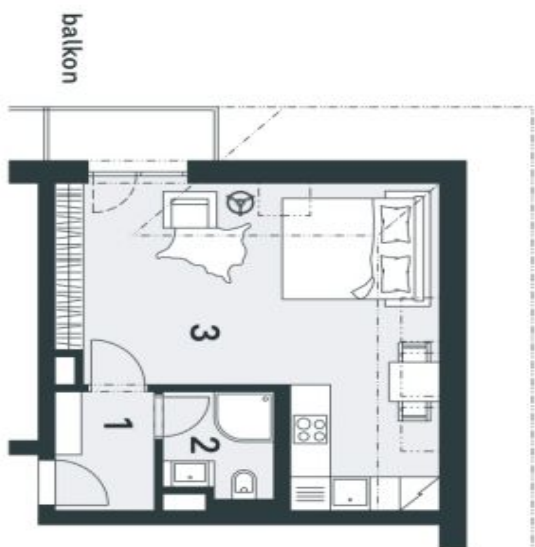


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## trio Harrachov

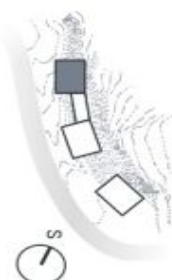


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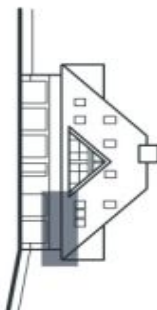


Schéma půdorysu bytu představuje dispoziční řešení bytu. Kuchyňská linka a nábytek nejsou součástí dodávky bytu, zařazení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro konstrukce, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".



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budova C

č. místnost	m <sup>2</sup>
1 předsiň	3,45
2 koupelna	3,28
3 obytná místnost s kuchyní	25,38
<b>plocha bytu celkem</b>	<b>32,10</b>
<b>plocha bytu celkem dle NOZ</b>	<b>33,90</b>
balkon	2,25