



## Apartment Studio (1+kk)

Sold

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





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Total area	121 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	1 outdoor parking
Garage	Yes
Cellar	-
PENB	B
Reference number	37063

This southeast-facing studio apartment on the ground 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 apartment is after final approval.

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 **terrace overlooking the greenery**.

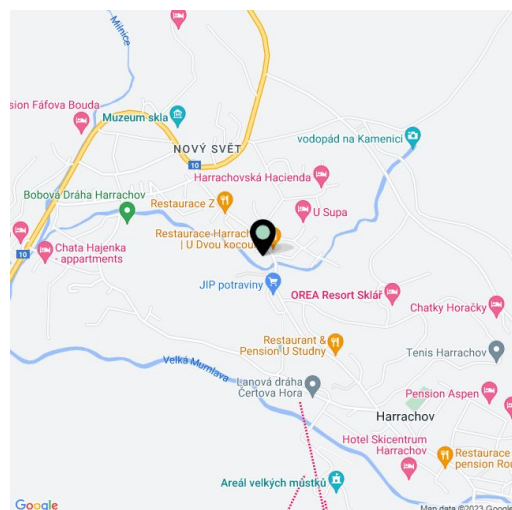
The apartment is offered in a **finished state**, with a preparation for a kitchen and complete sanitary equipment. Features include **wooden flooring** (ceramic tiles in the bathroom), triple-glazed wooden windows with thermal and acoustic insulation, and security entrance doors. Heating will be provided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

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 102.05 m<sup>2</sup>, terrace 18.9 m<sup>2</sup>.

For more information about the project visit the website [www.trioharrachov.cz](http://www.trioharrachov.cz).

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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## trio Harrachov



Schéma podkrovy bytu představuje dispozici řešení bytu. Kuchynská linka a nábytek nejsou součástí dodávky bytu, zařízení 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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0 1m 2m 5m



ateliér 1+kk | 15



č.	místnost	m <sup>2</sup>
1	ateliér	89,42
2	chodba	4,35
3	koupelna	5,09
plocha bytu celkem		98,85
plocha bytu celkem dle NOZ		102,05
terasa		18,90

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