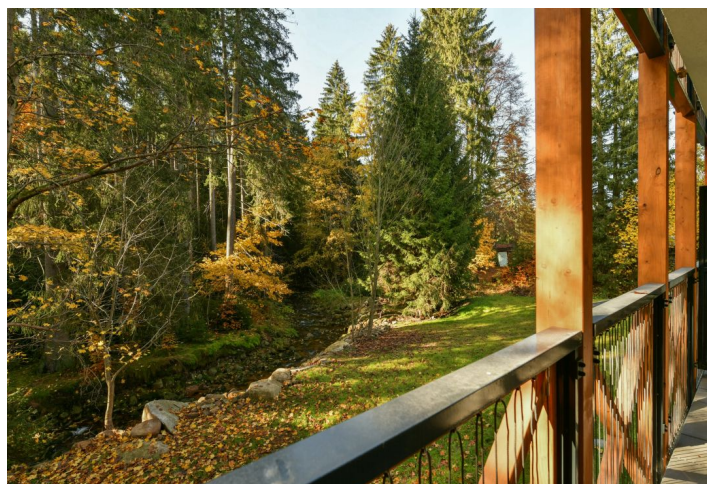




## Apartment Studio (1+kk)

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

Sold







## Apartment Studio (1+kk)

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

Sold

Total area	33 m <sup>2</sup>
Floor area*	25 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Yes
Cellar	Yes
Service price	1222 CZK monthly
PENB	B
Reference number	37651

This southeast-facing 1st floor apartment with a beautiful view is part of the newly built TRIO Harrachov complex of mountain apartments, which was created in a quiet location near a forest and a few steps from the center of the popular resort. This holiday apartment can become not only a second home, but also an interesting investment opportunity thanks to its potential for subsequent rental.

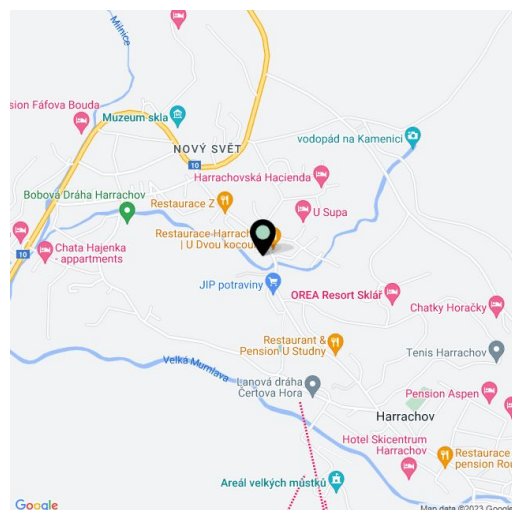
The layout of the apartment consists of an entrance hall, a spacious living room with a kitchen and dining area, and a bathroom (bathtub, sink, toilet). There is also a **balcony overlooking the greenery** accessible from the living room.

The apartment is for sale in a **completely finished condition**, including a kitchen unit and **built-in elements**. Facilities include **wooden floors** (ceramic tiles in the bathroom), wooden windows with thermally and acoustically insulated triple-glazed panes, and security insulated entrance doors. Central gas heating. The purchase price includes a **cellar** ideal for storing bicycles, skis, and other sports or children's equipment.

Harrachov is one of the most important 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 stream and forest at the foot of Hřebínek Hill, 200 meters from **the cable car and ski slope**. Within walking distance (600 m) is the cable car station leading to popular Devil's Mountain. Other easily accessible activities include **golf** (a 9-hole course with an indoor simulator), a bobsled track, a rope center, a **swimming pool**, an indoor pool, or paragliding. The main promenade is close-by, but at the same time, does not disturb the tranquility of the complex. There is a restaurant right nextdoor and others are located in the immediate vicinity as well as a grocery store, a post office, or ATMs. The town's attractions include the Mammoth Ski Jump, a glass or ski museum, and the breathtaking **Mumlava Waterfalls**. Harrachov is less than a 2-hour comfortable drive from Prague.

Total floor area 24.6 m<sup>2</sup>, balcony 8.29 m<sup>2</sup>, cellar 2.93 m<sup>2</sup>.

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.

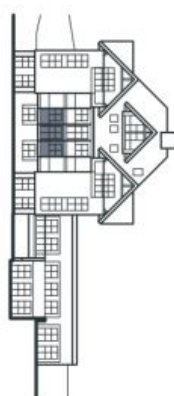


# Apartment Studio (1+kk)

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

Sold

## trio Harrachov



byt 1+kk | 4  
budova C

č.	místnost	m <sup>2</sup>
1	předsiň	2,52
2	koupelna	2,82
3	obýtná místnost s kuchyní	18,03
plocha bytu celkem		23,37
plocha bytu celkem dle NOZ		24,60
balkon		8,29

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Schema půdorysu bytu představuje dispozici řešení bytu. Kuchynská linka a nábytek nejsou součástí dodávky bytu, zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientáčn. Specifikace pro konstrukci, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".



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