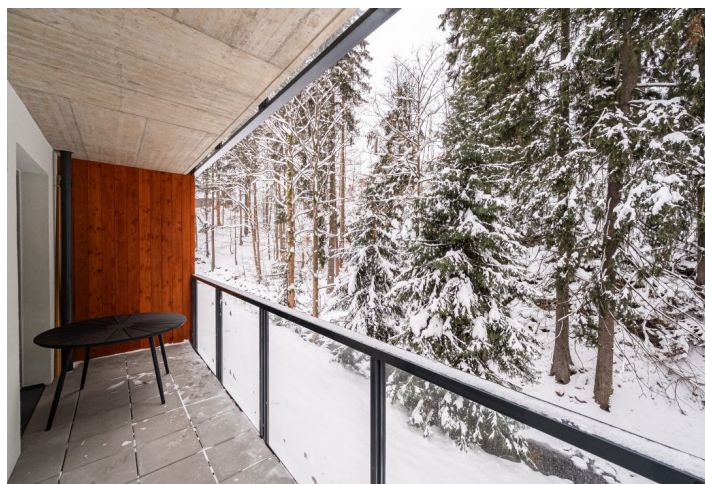




Apartment Studio (1+kk)

€ 217 987 | CZK 5 490 000

33 m², Semily, Harrachov



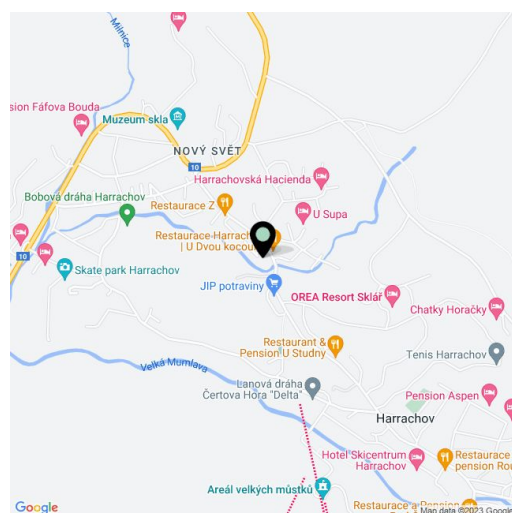


Apartment Studio (1+kk)

33 m², Semily, Harrachov

€ 217 987 | CZK 5 490 000

Total area	42 m ²
Floor area*	33 m ²
Balcony	9 m ²
Parking	1 parking space
Cellar	Yes
PENB	B
Reference number	103516



* 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 designer southwest-facing apartment in the mountains with a balcony and beautiful views of the greenery is part of the TRIO Harrachov complex, which is located in a quiet place near a forest and at the same time just a few steps from the center of this popular resort. This vacation apartment can be used as a second home, but it's also an interesting investment opportunity.

The spacious living room with a kitchen, dining room, and sleeping area leads to a **generous balcony with direct view of the forest**. There is also a bathroom (shower, sink, toilet) and an entrance hall with plenty of storage space, including a full-sized fridge with a freezer. The washing machine is located in the kitchen area.

The interior is cozy with **oak floors, custom-made** by carpenters, and traditional **TON** chairs. Facilities also include an extra-large bed (2 x 2 m), **designer lamps**, an LG TV, a **KAVA HOME** wooden dining table, LED light strips, lacquered doors with **black handles**, and a complete kitchen with **Bosch** appliances. **Wooden windows** have thermally and acoustically insulating triple glazing, curtains, and **blackout blinds**. Gas central heating. The purchase price includes a **parking space** and **basement cubicle** ideal for storing bikes, skis, and other sports equipment. The apartment is offered **including all equipment**, so it is possible to start using it immediately without additional expenses.

Harrachov is one of the most important Krkonoše mountain resorts with a complete infrastructure and excellent conditions for a wide range of sports activities throughout the year. The complex is located next to a stream and a forest at the foot of Hřebínek Hill, near a cable car station leading to popular **Devil's Mountain**. Other easily accessible activities include golf (a 9-hole course with an indoor simulator), a **bobsleigh track**, a **ropes course**, a **swimming pool**, an **indoor pool**, or paragliding. The main promenade is close-by, but can't be heard from the apartment. There is a restaurant within the complex, and other places to eat as well as groceries, a post office, or ATMs are located in close proximity. The town center's attractions include the **Mammoth Ski Jumping Bridge**, the Glass and Ski Museum, and the breathtaking **Mumlava Waterfalls**. Harrachov is less than 2 hours away from Prague by car or by direct bus.

Total floor area 33 m², balcony 9 m², cellar 2.2 m².

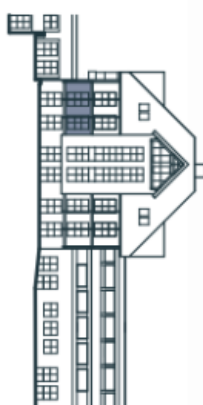
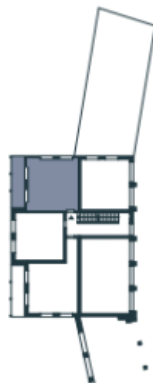


Apartment Studio (1+kk)

33 m², Semily, Harrachov

€ 217 987 | CZK 5 490 000

trio
Harrachov



byt 1+kk | 6
budova B

č. místnost	m ²
1 předsiň	5,40
2 koupelna	2,92
3 obytňá místnost s kuchyní	24,14
plocha bytu celkem	
	32,46
plocha bytu celkem dle NOZ	
	32,94
balkon	9,37

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE



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



Na Perššyně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

www.trioharrachov.cz