



## Apartment building

1 054 m<sup>2</sup>, Trutnov, Špindlerův Mlýn

€ 8 711 146 | CZK 220 000 000







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Total gross floor area of the building	1 314 m <sup>2</sup>
Total net leasable area of the building	1 054 m <sup>2</sup>
Plot	12 392 m <sup>2</sup>
Parking	Outdoor parking
Cellar	-
PENB	G
Reference number	104523

This hotel with 18 units and a gross floor area of 1,314 m<sup>2</sup>, with a restaurant and the potential for an extension, is located in a very attractive place in St. Peter, part of the famous Špindlerův Mlýn mountain resort surrounded by the Krkonoše National Park.

### Key investment criteria

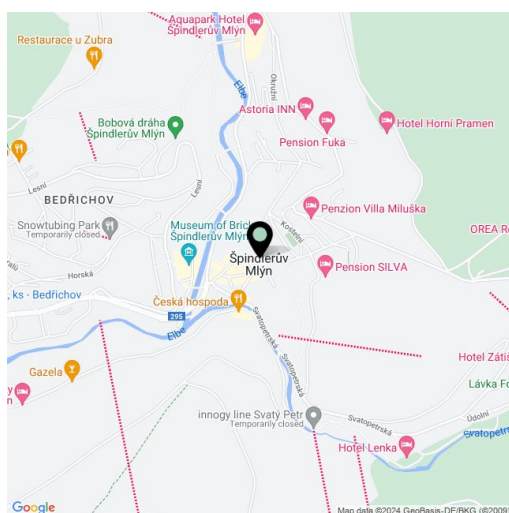
- currently approved as an apartment building
- gross floor area 1,314.3 m<sup>2</sup>
- net floor area of the apartments 960.8 m<sup>2</sup>
- net floor area of the restaurant 93.2 m<sup>2</sup>
- 18 apartments, capacity of up to 58 people
- potential extension option
- plots of land with a total area of 12,392 m<sup>2</sup>
- excellent location, quiet place by a stream
- the territory is not listed or protected
- asset deal

### Property description

- each apartment has a bathroom, toilet, and kitchen
- apartments have 1 or 2 bedrooms
- central heating
- the building is connected to water and sewerage
- outdoor parking

### Location

This excellently accessible place is located directly by a **bike path and hiking trail**, in a romantic location in the Pod Pláněmi Valley, less than a





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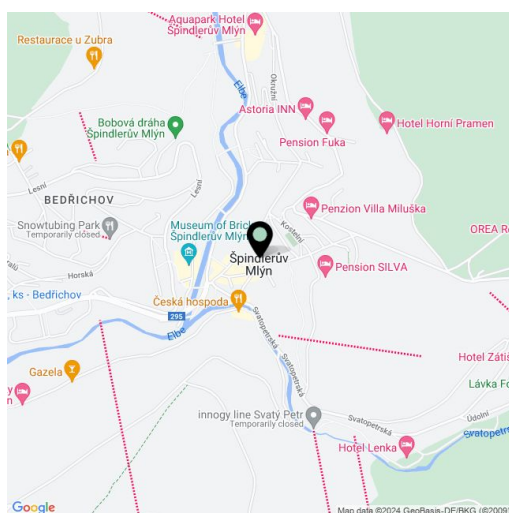
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15-minute walk from the boarding stations of the STOJ or Svatý Petr **cable cars**. There is a **bobsleigh track**, a **rope park**, or a **riding club** in the vicinity. Benefits include **perfectly maintained ski slopes** with international parameters, groomed cross-country tracks, the high-quality amenities of Špindlerův Mlýn, and the beautiful surrounding nature. The drive from Prague takes less than 2 hours.

Built-up area 773 m<sup>2</sup>, land 12,392 m<sup>2</sup>.

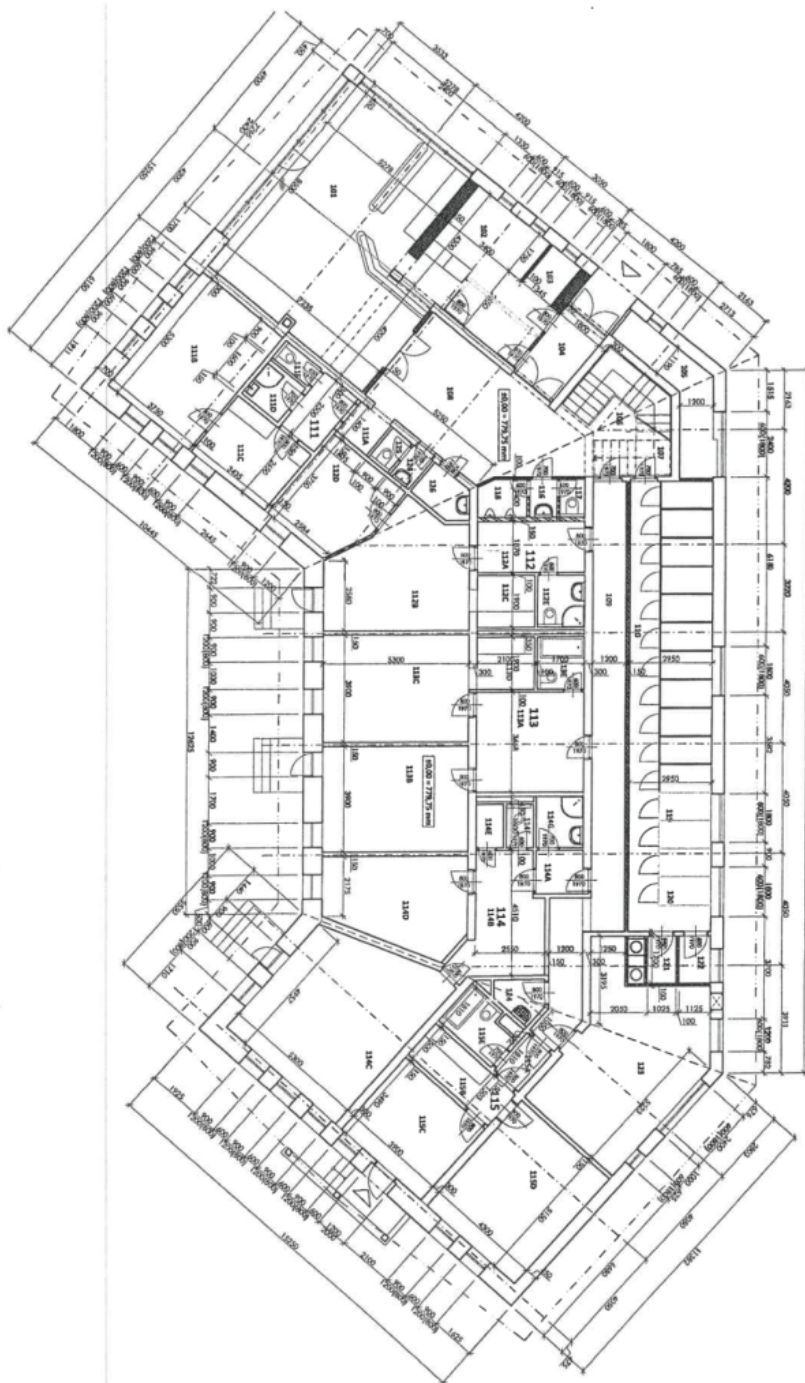


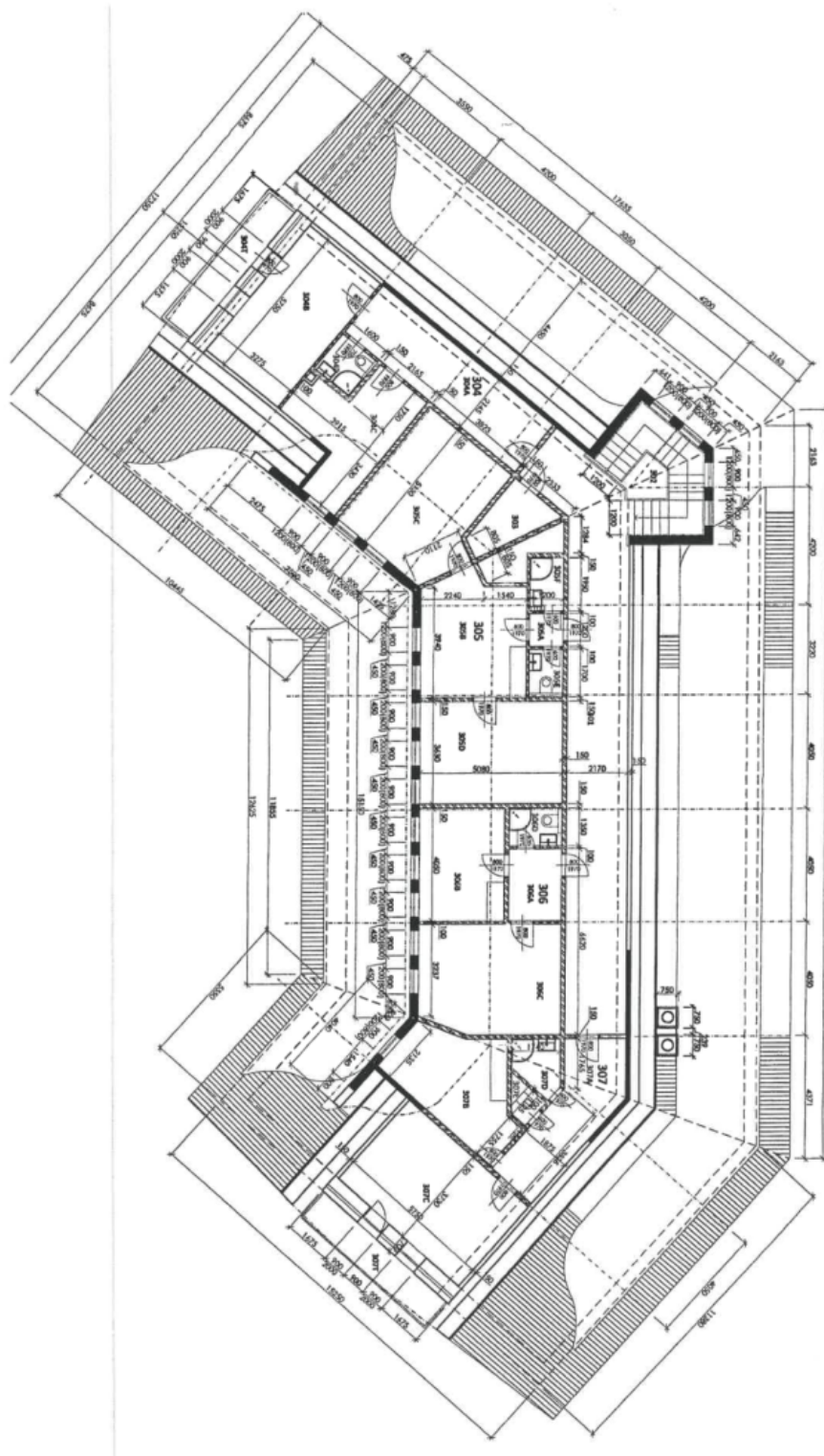


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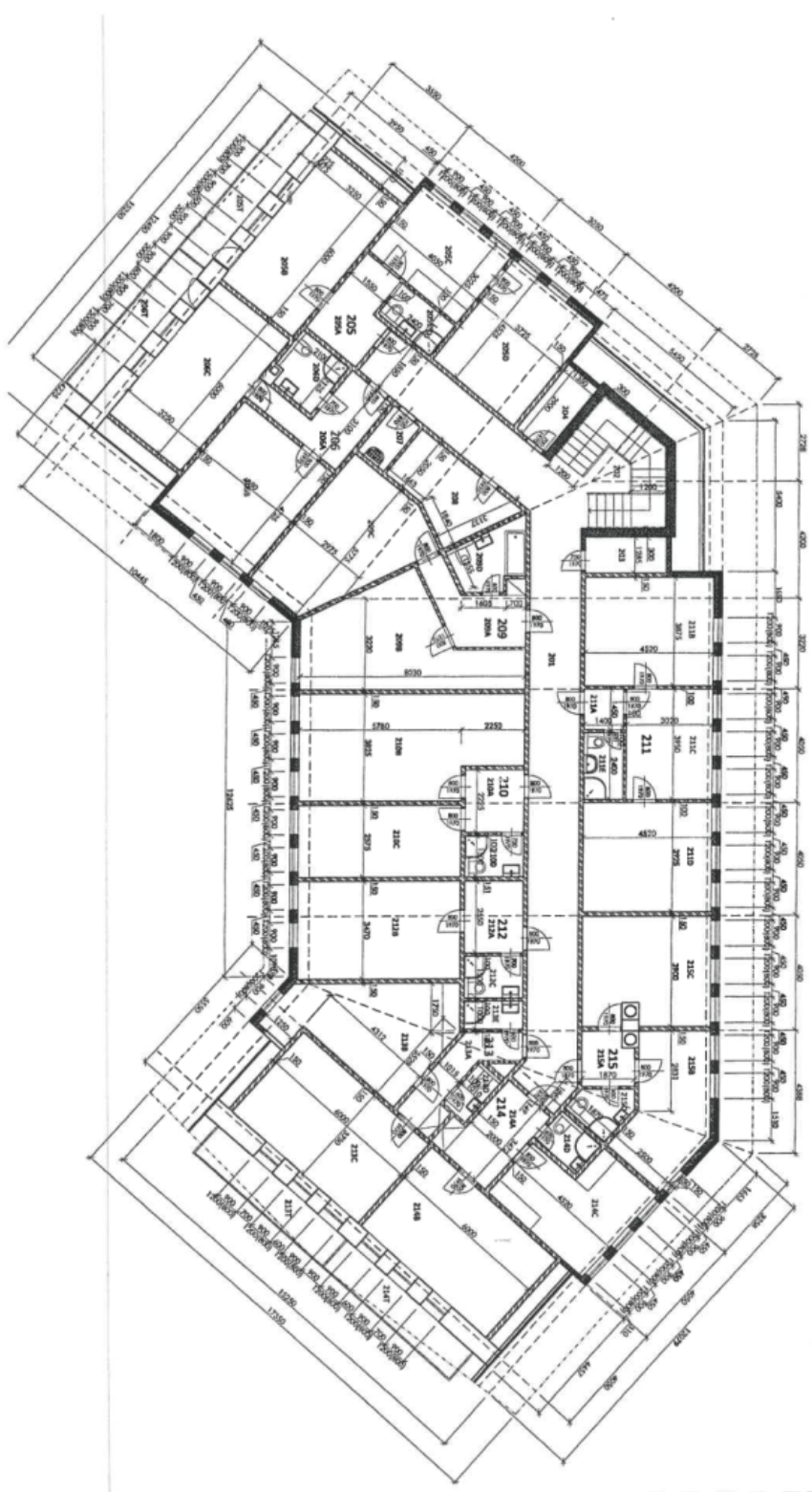




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