



House Nineteen-bedroom (20+kk)

€ 1 355 392 | CZK 34 000 000

451 m², Trutnov, Janské Lázně, Horní promenáda





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Total area	451 m ²
Plot	695 m ²
Foot print	660 m ²
Floor area	378 m ²
Balcony	45 m ²
Parking	Parking on the plot
Cellar	28 m ²
PENB	G
Reference number	105588

This tastefully renovated family house from 1911 offers a total of 5 separate apartments, in which a strong genius loci meets the comfort of today. Absolute privacy in close proximity to the Church of St. John the Baptist and views of the greenery surrounding the Janské Lázně ski resort create an ideal oasis of peace.

On the ground floor, there is a **1-bedroom apartment** with an area of 40 m² and a **2-bedroom apartment** (61 m²) with an elevated **brick terrace**. On the 1st and 2nd floors are **3 duplex apartments** with the same **2-bedroom layout and Tyrolean balconies**. One unit has an area of 65.7 m², another unit is 63.4 m² and the third unit is 77.7 m². In the basement is a **ski room, a fitness area**, and utility facilities. The area of all balconies and terraces combined is 45 m², the total usable area of the house is 450.85 m², and the **net floor area is 307.8 m²**.

The historical building dates from **1911; its complete reconstruction** was completed in **2022**. Heating is electric underfloor; windows are plastic. All units have **fully equipped bathrooms and kitchens**, and each unit has a **cellar and a parking space**.

The picturesque mountain town of Janské Lázně is an important recreational, tourist, and sports center in the Krkonoše Mountains. It is located in a **European-important area** at the foot of Černá Hora, to whose peak, ski slopes, and cross-country trails leads a **modern cable car** from the town center. From spring to autumn, a rich selection of hiking, biking, and nature trails, the **Černá Hora peat bog**, or a **rope park** attracts tourists from all over. The town center, only 250 meters from the house, offers a wide range of services (pharmacy, post office, cinema, groceries, swimming pool, library, numerous restaurants), and the city has a direct bus connection to the Prague-Černý Most station.

Total usable area 450.85 m², of which net floor area 307.8 m², balconies and terraces 45 m², cellars 28.05 m², land 695 m².

The offer price is listed without VAT and is subject to this tax.

It is possible to purchase an adjacent plot with an area of 790 m².

