



## Apartment Two-bedroom (3+kk)

€ 874 538 | CZK 22 191 400

100.87 m<sup>2</sup>, Trutnov, Strážné





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Total area	101 m <sup>2</sup>
Parking	Private parking space
Cellar	Yes
PENB	B
Reference number	105914

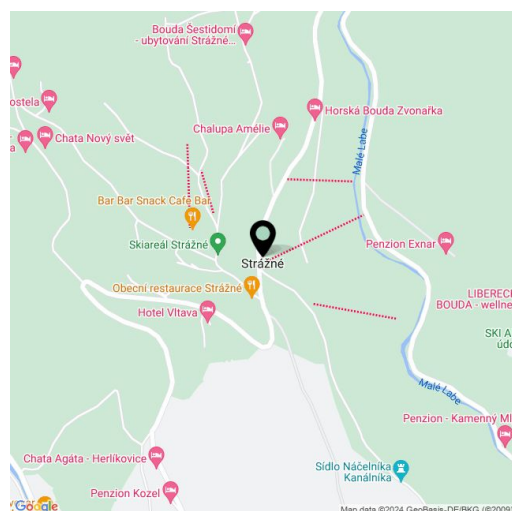
This beautiful, design furnished apartment is part of the new Na Klecandě project located on a hill above the village of Strážné in the heart of the highest Czech mountains. The apartment house epitomizes modern and stylish living in peace and privacy surrounded by greenery and with views of the lush forests of Krkonoše National Park. Expected completion date Q2/2025.

The 100.87 m<sup>2</sup> apartment located on the ground floor (1st underground floor) consists of a living room with a dining area and a kitchen, 2 bedrooms, a bathroom with a bathtub, a separate WC, space for a **sauna**, and an entrance hall. There is also a **private parking space** and a cellar for storing not only sports equipment.

Facilities include a kitchen equipped with **Siemens appliances**, a **built-in wardrobe and designer furniture for the living room, bedroom or dining room** (you can choose from 3 sets according to the design of KONSEPTI). The apartment is also equipped with an **oak three-layer floor** in combination with large-format tiles, aluminum windows (triple-glazed) with **massive wooden window sills**, **Laufen and Hansgrohe** sanitary ware, and security entrance doors. The **Loxone** smart home makes it easy to control heating, lighting, and other household elements.

The excellent location of the project guarantees active sports experiences thanks to **numerous hiking trails, bike routes, cross-country trails, and ski lifts**, and in nearby **Špindlerův Mlýn** there is also an **aqua park** and the large Bedřichov sports and wellness center. The nearby Friesovy boudy offer fine dining and there is an excellent local restaurant with a sunny terrace and a small shop right in the center of **Strážné**, with a cozy cafe nearby. The city of Vrchlabí, approx. 10 km away, is home to complete amenities.

Floor area 100.87 m<sup>2</sup>.



\* 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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NISEKO

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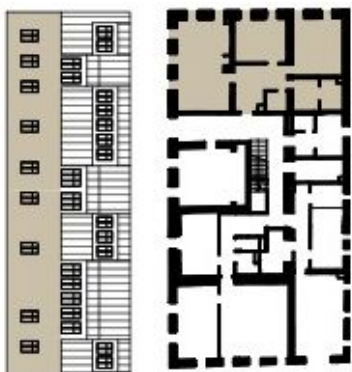
info@niseko.cz

# 01

KLECCANDA  
APARTMÁN

3+KK · 100,87 m<sup>2</sup> · 1. PP

1.01	Předsiň	13,50 m <sup>2</sup>
1.02	Obývací pokoj + kuchyně	32,01 m <sup>2</sup>
1.03	Pokoj	15,06 m <sup>2</sup>
1.04	Pokoj	19,21 m <sup>2</sup>
1.05	Koupelna	5,77 m <sup>2</sup>
1.06	WC	2,15 m <sup>2</sup>
1.07	Sauna	4,77 m <sup>2</sup>
Parking		
Sklep		
Užitná plocha		92,47 m <sup>2</sup>



Plachty jednotlivých místností jsou pouze orientační. Vyobrazení zařízení v plánech bytů (kabelové, kuch. linka, at. spotřebiče atd.) není součástí dohodky. Přesné parametry jsou speciálníky ve smlouvě. Developer si vyhrazuje právo na drobné úpravy.