



## Apartment Two-bedroom (3+kk)

€ 741 974 | CZK 18 827 600

94.5 m<sup>2</sup>, Trutnov, Strážné





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Total area	95 m <sup>2</sup>
Parking	Private parking space
Cellar	Yes
PENB	B
Reference number	105916

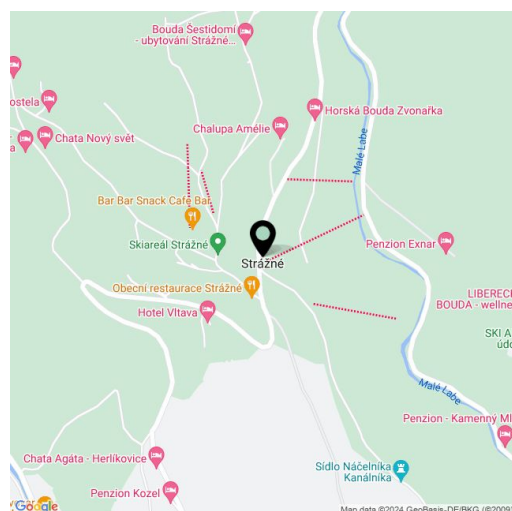
This beautiful, designer furnished duplex apartment in the new Na Klecandě project is situated on a hill above the village of Strážné in the very heart of the highest Czech mountains. The modern apartment house epitomizes stylish living in peace and privacy surrounded by greenery and with views of the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

The two-story apartment with a 2-bedroom layout (94.50 m<sup>2</sup>) offers, on the entrance floor (ground floor) a living room with a kitchen and dining area, a separate toilet, and an entrance hall with a staircase leading to the 1st floor, where it consists of 2 bedrooms, a bathroom (with a bathtub and a WC), and a hall. It comes with 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 in the living room, bedroom or dining room** (you can choose from 3 sets according to the designs of KONSEPTI). The apartment is also equipped with an **oak three-layer floor** in combination with large-format tiles, aluminum windows (triple-glazed) with wooden window sills, **Laufen and Hansgrohe** bathroom fittings, and security entrance doors. The **Loxone** smart home system makes it easy to control heating, lighting, and other household functions.

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

Floor area 94.50 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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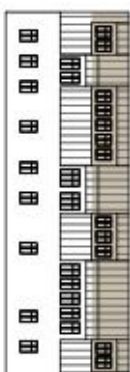
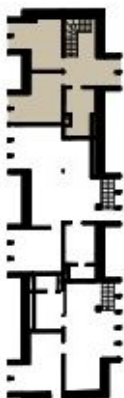
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# 04

KLECCANDA  
APARTMÁN

3+KK · 94,5 m<sup>2</sup> · 1. + 2NP

4.01	Předsíň	3,62 m <sup>2</sup>
4.02	Obývací pokoj + kuchyň	38,92 m <sup>2</sup>
4.03	Pokoj	2,57 m <sup>2</sup>
4.04	Hala	8,48 m <sup>2</sup>
4.05	Pokoj	11,67 m <sup>2</sup>
4.06	Pokoj	11,52 m <sup>2</sup>
4.07	Kaupelna	6,81 m <sup>2</sup>
Parking		
Sklep		
Užitná plocha		83,61 m <sup>2</sup>



Pracovní jednání a výstavba  
Jsou pouze orientační. Vyměřené  
zabírané plochy bytů (kuchyně, ložnice,  
hala, obývací pokoj) a ostatní  
doplňkové plochy (sklep, parking) jsou  
specificky vyznačeny. Dávající  
si výrazně přílohu na stránce 10.

NISEKO

www.niseko.cz

info@niseko.cz





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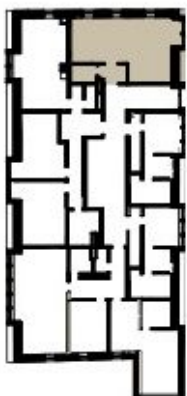
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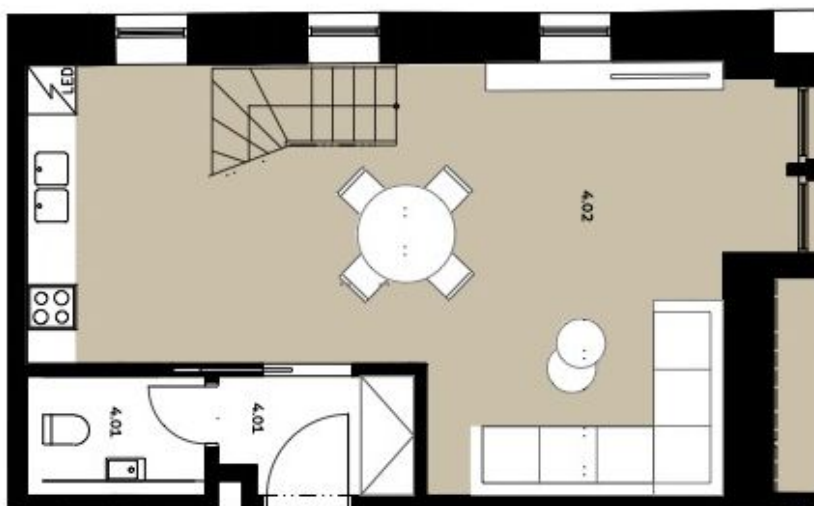
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Pracny jehnotibých mstovst  
jsou pouze orientacny. Vymozene  
zakazeny plánoch bytu kalytek, kuch.  
řina, at sportlece stdi i neni součástí  
dotahly. Převně parametry jsou  
spochybny ve smlouvě. Developer  
si vyhrazuje právo na dírovní úpravy.