



# Hotel Nineteen-bedroom (20+kk)

€ 1 183 974 | CZK 29 700 000

422 m<sup>2</sup>, Trutnov, Janské Lázně, Lesní





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Total net leasable area of the building	422 m <sup>2</sup>
Garage	60 m <sup>2</sup>
Cellar	-
Total gross floor area of the building	482 m <sup>2</sup>
Foot print	266 m <sup>2</sup>
Parking	3 garage spaces and 9 outdoor spaces
PENB	D
Reference number	108040

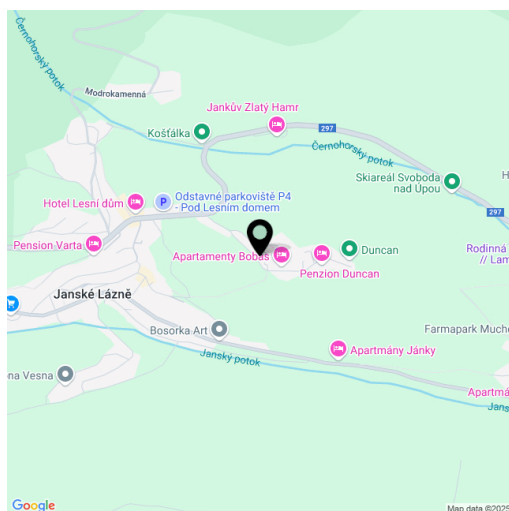
An interesting investment opportunity is offered by a spacious three-story family house with 7 apartments and a large plot of land allowing for the construction of an additional building. The property is located in a quiet part of Janské Lázně. The location, known as Duncan, offers uninterrupted views of Černá and Světlá Hora and is about a 15-minute walk from the center of the spa town, right next to the Svoboda nad Úpou-Duncan ski area and about a 2-minute drive from the parking lot of the extensive Černá Hora-Pec SkiResort.

On the ground floor, there are two apartments: a 3-bedroom (90 m<sup>2</sup>) and a studio (20 m<sup>2</sup>). The second above-ground floor and the elevated part of the basement include three 1-bedroom apartments (28 m<sup>2</sup> to 32 m<sup>2</sup>) and two 2-bedroom apartments (39 m<sup>2</sup> and 57 m<sup>2</sup>). The basement, partially embedded in the terrain, features a **sauna with a relaxation area**, a boiler room with a laundry/drying room, and storage space. The property also includes a separate single-story utility building with **garages** (3 parking spaces), a workshop, and a **ski/bike storage room**. Additionally, the plot offers 9 parking spaces, a **barbecue area**, and a woodshed with storage for garden tools and firewood.

The brick building was constructed between 1993 and 1994. It is equipped with central heating and a central hot water system, powered by a Vaillant gas condensing boiler. One of the ground-floor apartments has a **Jotul wood-burning stove**, and the sauna's relaxation and cooling areas feature **underfloor heating**. The roof is covered with **Bramac Alpine tiles**. The construction plan originally included the possibility of building a second family house on the northeastern part of the plot, which is designated for residential development according to the zoning plan. A separate plot of 680 m<sup>2</sup> allows for the construction of an independent house with a buildable area of 204 m<sup>2</sup>. The access road to the property is located outside the paid spa zone of Janské Lázně.

Just 150 meters from the house is the upper station of one of the ski lifts of the small Svoboda nad Úpou-Duncan ski area, which is part of **the largest ski resort in the Czech Republic**. The base station of the Černohorský Express cable car is just a short drive away. Janské Lázně offers year-round activities, including hiking and cycling in the foothills of the Krkonoše Mountains outside the winter season. Trutnov is a 15-minute drive away, Vrchlabí 20 minutes, and the journey from the outskirts of Prague takes approximately 1.5 hours.

Total floor area 482 m<sup>2</sup>, of which floor area of the house is 422.07 m<sup>2</sup> and the utility building 59.50 m<sup>2</sup>, built-up area 266





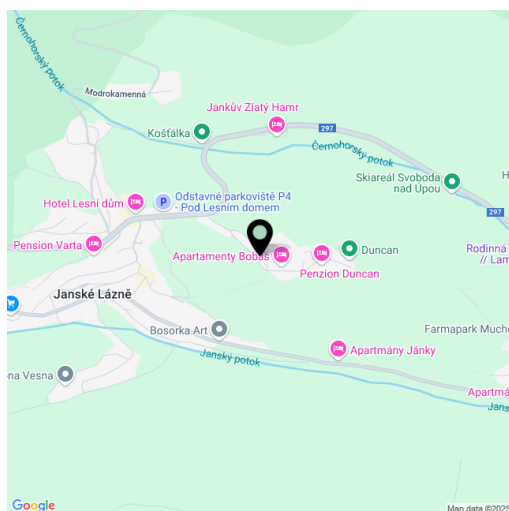
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m<sup>2</sup>, plot 2,503 m<sup>2</sup>.

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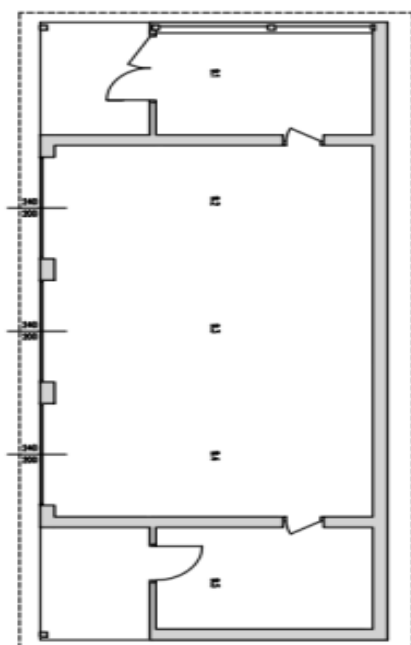




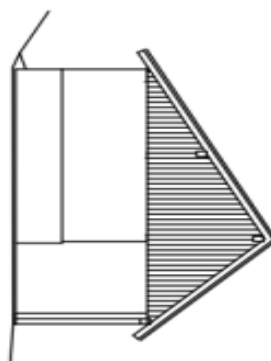
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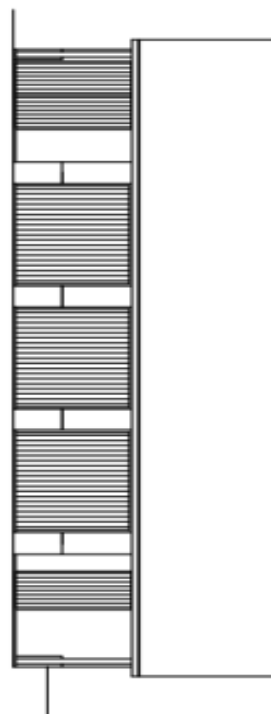
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pohled od východu



pohled od jihu



pohled od západu

