



## Apartment Three-bedroom (4+kk)

Sold

124 m<sup>2</sup>, Semily, Rokytnice nad Jizerou, Rokytnice nad Jizerou





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Total area	124 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	16455

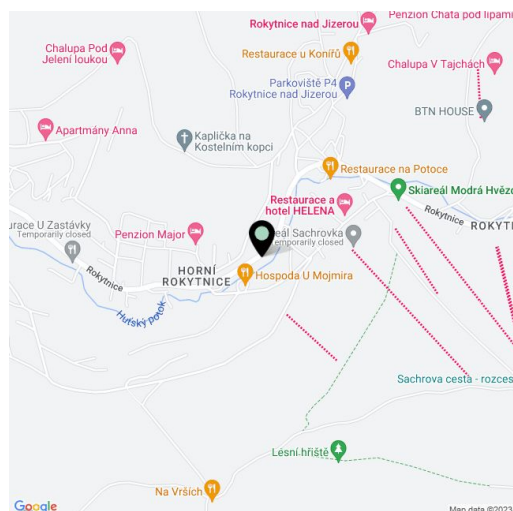
**New apartment with preparation for a sauna and whirlpool in the sought after winter resort town of Rokytnice nad Jizerou, a short walk from a chairlift that goes to the top of Lysá hora mountain. Suitable for family recreation or as an investment opportunity for short or long-term lease.**

This modern, family-type loft apartment situated on the second floor offers 2 rooms, an attic, bathroom and hallway. The whole house is designed as a mountain residence with equipment meeting current requirements on recreational housing. The location of Rokytnice is known for its various slopes for all types of skiers, high-quality cross country trails and other sporting and cultural opportunities, including summer tourism (hiking, biking, extreme sports). The town boasts a number of shops, services, restaurants, cafes and clubs. Excellent transport links to and from Prague.

**Possibility to purchase ski boxes for CZK 35 000, garage parking space for CZK 300 000 or outdoor parking space for CZK 150 000.**

Interior 123,9 m<sup>2</sup>, usable area calculated from height 1,3 m is 100,6 m<sup>2</sup>.

Prices are subject to VAT. Photographs are from the show flat and the equipment displayed incl. sauna and whirlpool is not included in the price.



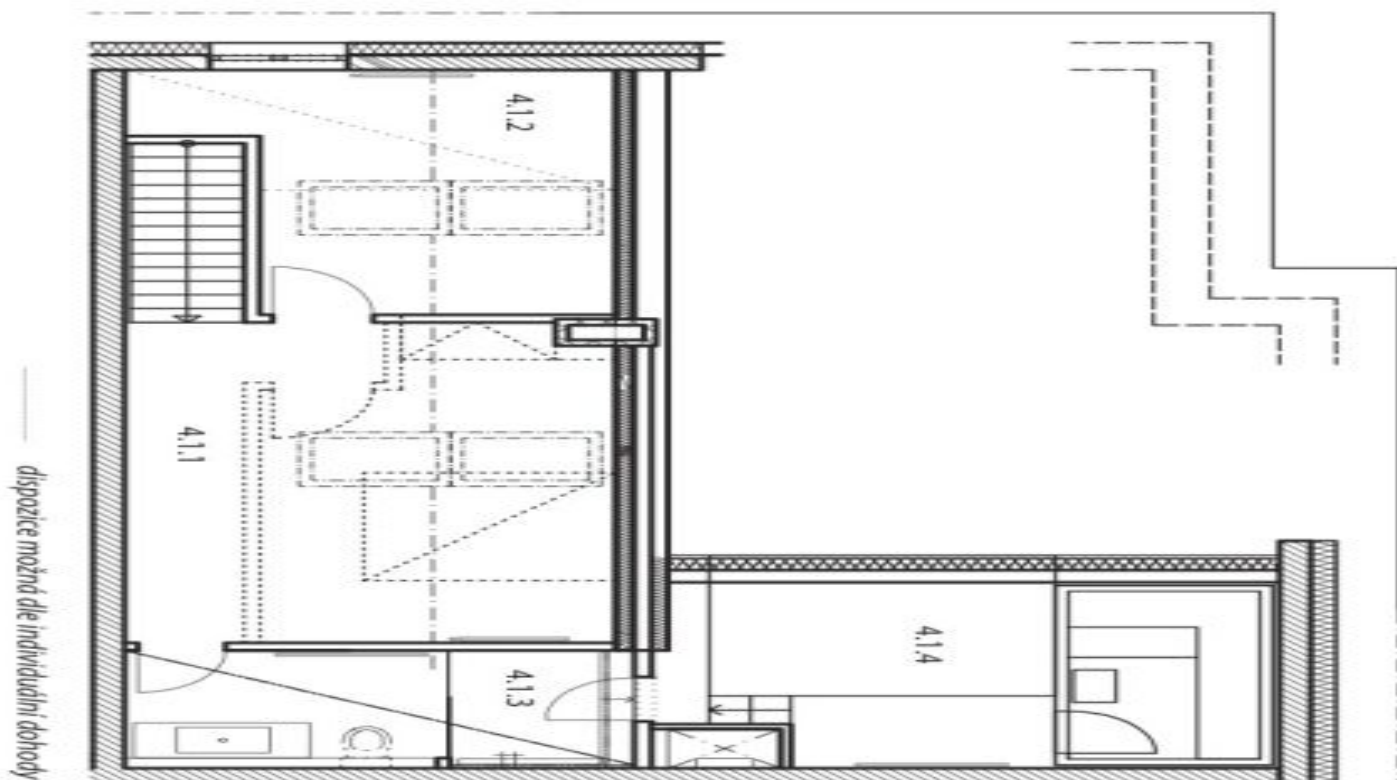
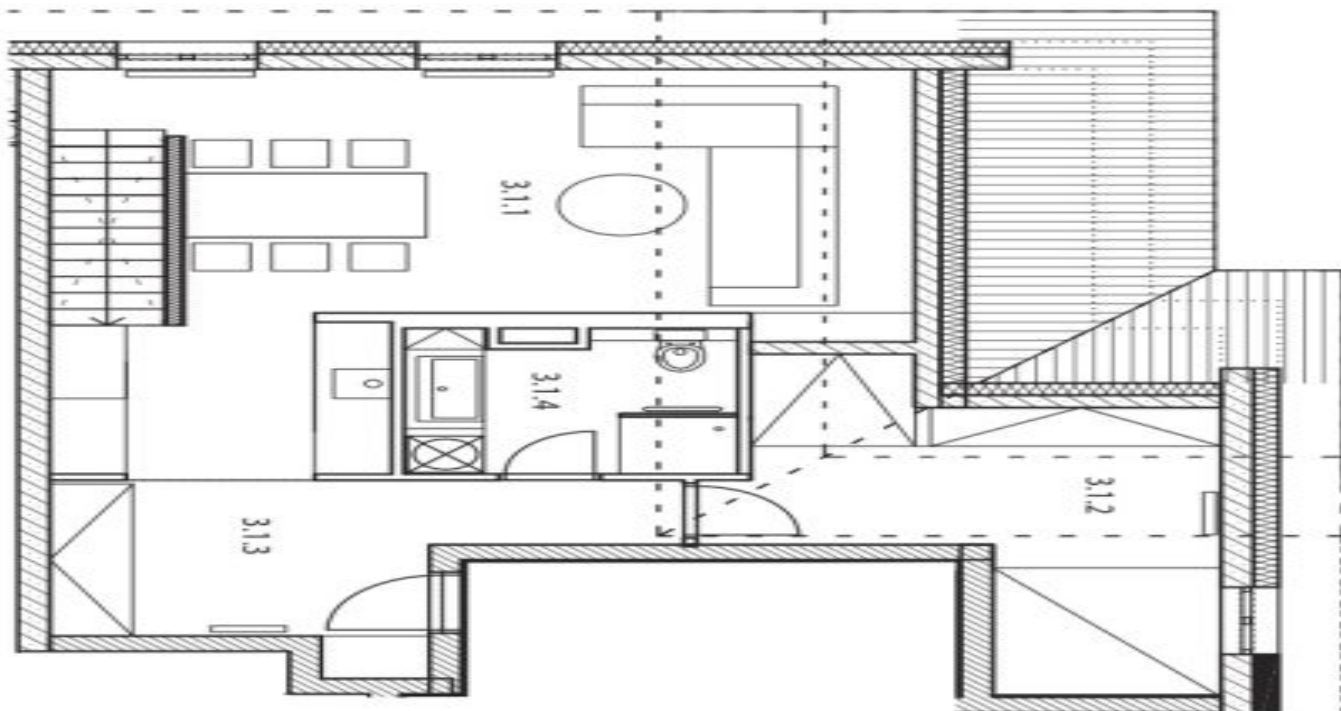
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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3.NP,4.NP  
4+kk + SPA

užitná plocha 3.NP 58,9 m<sup>2</sup>

užitná plocha 4.NP 41,7 m<sup>2</sup>

**celkem** 100,6 m<sup>2</sup>

celková podl. plocha 3.NP 66,7 m<sup>2</sup>

celková podl. plocha 4.NP 57,2 m<sup>2</sup>

**celkem** 123,9 m<sup>2</sup>

1:100

užitná plocha počítána od výšky 1,3m



Číslo	Místnost	Užitná plocha [m <sup>2</sup> ]
3.1.1	Pokoj	31,5
3.1.2	Pokoj	11,2
3.1.3	Chodba	10,3
3.1.4	Koupelna	5,9
4.1.1	Pokoj	17,0
4.1.2	Pokoj	9,6
4.1.3	Koupelna	7,9
4.1.4	SPA	7,2



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