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Apartment Studio (1+kk)

52 m², Semily, Harrachov











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 02. 2025, 11:48

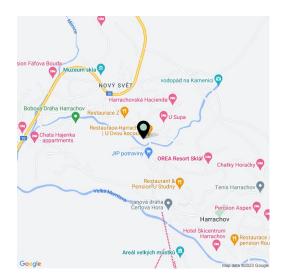
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Total area	70 m²
Floor area*	52 m²
Terrace	18 m²
Parking	1 outdoor parking space
Garage	Yes
Cellar	Yes
PENB	В
Reference number	30558



* 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.

This southeast-facing apartment on the ground floor with beautiful views is part of a new building in the <u>TRIO Harrachov</u> complex, which is located next to a forest just a few steps from the center of a popular resort. This vacation apartment can become not only a second home, but thanks to its suitability for renting out, it is also an interesting investment opportunity. The date of completion of the project depends on the weather conditions in the mountains. Ideally, the unit will be handed over before Christmas 2019, or no later than in the summer of the following year.

The layout of the apartment will consist of a foyer, a spacious living room with a kitchen and a dining room, and a bathroom (bathtub, sink, toilet). It will also feature **a terrace overlooking the greenery**, accessible from the living room.

The apartment is offered in **a finished state**, with a preparation for a kitchen and complete sanitary equipment. Features include **wooden flooring** (ceramic tiles in the bathroom), triple-glazed wooden windows with thermal and acoustic insulation, and security entrance doors. Heating will be provided by a central gas boiler. The unit comes with **a cellar**, perfect for storing bicycles, skis, and other sports or children's equipment. It is also possible to buy a parking space in the garage.

Harrachov is one of the most popular mountain resorts in the Krkonoše Mountains with a complete infrastructure and **excellent conditions for a wide range of sports activities throughout the year**. The complex is located by a creek and forest at the foot of Hřebínek Hill, **200 meters from a cable car and ski slopes**. Within walking distance (600 m) there is also a cable car station leading to the popular Devil's Mountain. Other easy-to-reach activities include **golf** (9-hole course with indoor simulator), a bobsleigh track, a rope center, a swimming pool, **an indoor pool**, or paragliding. The main promenade is close-by, but the complex is in a quiet location. There is a restaurant near the future complex, and others are in close proximity, as well as grocery stores, a post office, or ATMs. Among the town's attractions are the Mammoth jumping bridge, the glass or ski museum, or the beautiful **Mumlava Waterfalls**. From Prague, the town of Harrachov can be comfortably reached by car in two hours.

Total floor area 51.6 m², terrace 18.28 m², cellar.

For more information about the project visit the website www.trioharrachov.cz.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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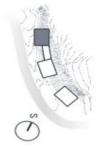
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SVODOda&williams CHRISTIE'S a rozsah vybaveni je předmětem přílohy "Standard nemovitosti zařízení je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro konstrukce, povrchové úpravy Schéma půdorysu bytu představuje dispoziční řešení bytu. Kuchyňská linka a nábytek nejsou současti dodávky bytu,

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+420 257 328 281, +420 257 322 032 info@svoboda-williams.com

Na Perštýne 2, 110 00 Praha 1 www.trioharrachov.cz



° ^	předsíň	5,10
2	koupelna	3,68
ω	obytná místnost s kuchyní	41,09
ploc	plocha bytu celkem	49,88
ploc	plocha bytu celkem dle NOZ	51,60
terasa	nsa	18,28



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