



Apartment Three-bedroom (4+kk)

€ 403 034 | CZK 10 110 120

93.78 m², Semily, Harrachov





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| | |
|------------------|--------------------|
| Total area | 104 m ² |
| Floor area* | 94 m ² |
| Balcony | 10 m ² |
| Parking | parking space |
| Cellar | Yes |
| PENB | B |
| Reference number | 35230 |

This mountain duplex apartment with a southwest-facing balcony and a parking space, suitable as a vacation home or investment opportunity, is part of the u Ducha Hor energy-efficient new building, which is currently being built in the very center of Harrachov, less than 200 meters from the cable car leading to Devil's Mountain and within easy reach of all services including a grocery store or pharmacy. Completion is scheduled for spring 2022.

The apartment is situated on the 2nd floor and consists of 3 bedrooms, a living room with a preparation for a kitchen and access to a sunny balcony overlooking Devil's Mountain and its legendary ski jumps. There is also an entrance hall and a bathroom.

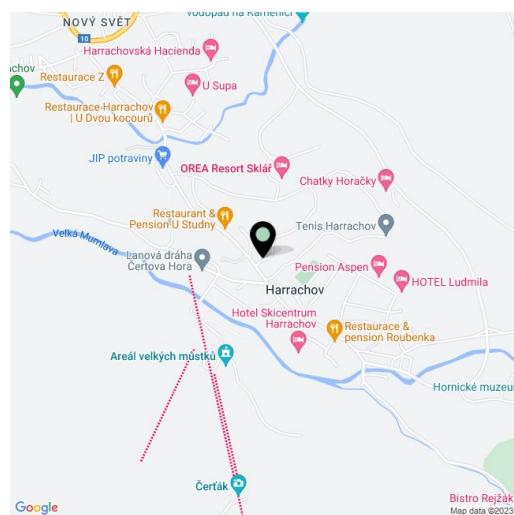
The apartment will be handed over finished to a quality standard, including Heth **two-layer wooden floors**, interior **veneered doors** with a clear height of 2,200 mm, a class III security entrance door, anthracite-colored plastic windows with insulated triple-glazed panes, or Kaldewei, Grohe, and Villeroy & Boch sanitary ware. Heating will be central, hot water will be provided by the apartment's own electric boiler with a 120l tank. It is necessary to buy a cellar unit, ideal for storing bikes, skis, and other sports or children's equipment. It is also possible to purchase one parking space with a connection to a charging station. The apartment building is **wheelchair accessible** and has an **elevator**. A restaurant and other services are located on the ground floor.

The ideal location in the center of Harrachov has easy access to shops, sports equipment rental places, restaurants, and cable cars. A road maintained in the winter months leads up to the building. This traditional mountain resort town provides great conditions for sports and relaxation year-round. Local attractions include a glass and ski museum and the **Mumlava waterfall**. Hiking and bike destinations, cross-country skiing trails, and a downhill ski slope are near the building. **Outdoor and indoor swimming pools**, a footbridge over the Mumlava River or the Anenské Valley, which is covered with **white crocus flowers** in spring, are just a short walk away.

Total area 93.78 m², balcony 10.2 m², cellar 2m².

For more information about the project, visit www.uduchahor.cz.

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



* 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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MEZONET

| | | |
|-------|----------------------|-------|
| B | BYT C.1 | |
| B2.01 | ZÁDVEŘÍ + CHODBA | 10.41 |
| B2.02 | WC | 1.50 |
| B2.03 | KOUPELNA | 3.34 |
| B2.04 | LOŽNICE | 11.89 |
| B2.05 | LOŽNICE | 9.99 |
| B2.06 | OBYVACÍ POKOJ-KUCHYŇ | 28.25 |
| B2.07 | BALKÓN | 10.20 |
| B | BYT C.1 | |
| B3.01 | MEZONETOVÝ POKOJ | 27.29 |

U DUCHA HOR
KARTA BYTU B2 - 4KK

K bytové jednotce náleží parkovací stání a sklep.
Celková podlahová plocha bytu: 103,98 m²