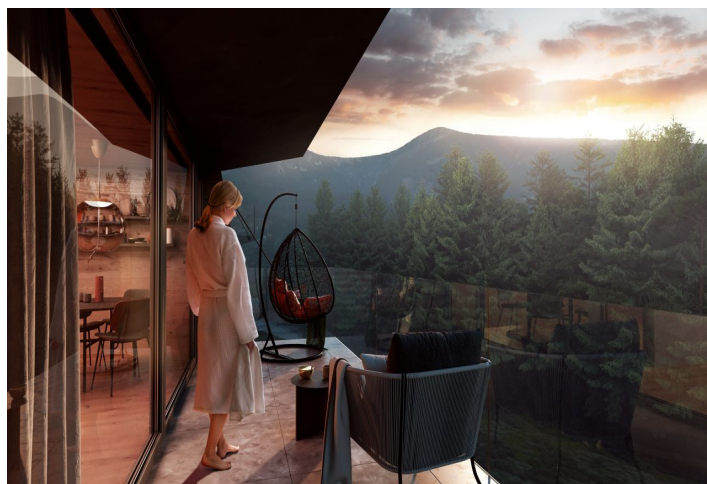




Apartment Three-bedroom (4+kk)

€ 1 029 966 | CZK 25 950 000

130.3 m², Trutnov, Pec pod Sněžkou





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€ 1 029 966 | CZK 25 950 000

130.3 m², Trutnov, Pec pod Sněžkou

Total area	145 m ²
Floor area*	130 m ²
Loggia	15 m ²
Parking	1 parking spaces
Cellar	-
Service price	20 500 CZK monthly
PENB	G
Reference number	38983

* 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.

Would you like to have your own private slice of the mountains that you don't need to take care of? Surrounded by nature with your family and enjoying your time together, or planning a weekend alone to recharge your batteries? Be the first to ski down the slope in the morning, take a walk through the woods for hours, listen to its sounds and breathe in its scents, observe wildlife in its natural habitat, go to the sauna, take a dip in the pool, have a drink in the private lobby? This boutique project with 10 private apartments in the largest Czech ski resort with views of Mount Sněžka makes all of this possible. Estimated completion in Q2/2024.

In the [Bramberk Apartments](#) project, you're not just buying an apartment. You can also relax in the modern **lounge** with a kitchen and self-service bar, the **wellness** area with a 15-meter **pool and Jacuzzi**, the relaxation room, or the **sunny terrace**. An apartment comes with **problem-free parking** - 1 parking space near the apartment and 1 garage space for purchase directly in Pec pod Sněžkou in the hotel Javor, where you can park not only during the day while you go skiing, but also in the evening when you go out to one of the town's famous restaurants for dinner. Complete services, including those that cater to your personal comfort (delivery, shopping, securing firewood, ski passes, etc.) will be provided by the administrator, even during your absence.

This first floor apartment offers a living room, a kitchen with a dining room, 3 bedrooms, 2 bathrooms (1 with a preparation for an **infrared sauna**), a large entrance hall, a separate toilet and a utility room. A living room and a kitchen have access to the **south-facing loggia** with beautiful views of the forests of the **Krkonoše National Park**. With a touch of unpretentious luxury, the interiors are decorated in natural colors in muted tones. Facilities include **air-conditioning** with a heating function, an **oak staircase**, three-layer **oak floors** with a choice of 3 colors, large aluminum windows and loggia doors with insulated triple-glazed panes, wooden entrance doors with a security lock, fire protection, and hydraulic shutters, a videophone, **Villeroy & Boch and Kaldewei sanitary ware**, loggia heating, and a **fireplace** (choice of 3 types). A customized interior can be created by the **Konstepti studio** if the client wishes.

The building with 2 elevators is the result of the reconstruction of an architecturally important recreation center for the State Bank of Czechoslovakia from the 1970s designed by the architect **Vladimír Vokatý**, co-author of the **O2 arena**. The project includes large plots of land, guaranteeing protection against development in the immediate vicinity. The new apartments are located 200 meters from the **Hnědý Vrch ski lift** and 1 km from the **Javor ski lift**. Hiking trails, including one that goes up **Mount Sněžka** begin just outside the



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building. The drive from Prague to the apartment takes about 135 minutes and from Hradec Králové less than 90 minutes.

Floor area 130.3 m², loggia 15.1 m².

For more information about the project visit the website

www.apartmanybramberk.cz


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BRAMBERK

apartmánův

APARTMÁN ČÍSLO 04

Dispozice	4+KK
Podlaží	1. NP
Celková plocha apartmánu*	130,3 m ²
Plocha lodžie	15,1 m ²
Parkovací stání	Ano

01	Predsíň	15,10 m ²
02	Kaupeľna	4,08 m ²
03	Komora	2,62 m ²
04	Obytný prostor	43,84 m ²
05	Ložnice	9,41 m ²
06	Toaleta	2,29 m ²
07	Chodba	2,10 m ²
08	Kaupeľna	9,63 m ²
09	Ložnice	16,24 m ²
10	Ložnice	16,46 m ²
	Ostatní plochy a príčky	8,53 m ²

Exkluzivní zástupení:
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

* Apartmánův Bramberk si vyznačuje právo na změny. Veškeré podrobnosti a informace jsou pouze orientační. Součástí kúpni ceny apartmánu není nábytok. Celková plocha apartmánu je včetně plochy lodžie a vnitřních nosných stěn dle výkresu nč01/2013/50.

apartmánybramberk.cz

Na Perštýně 2, 110 00, Praha 1
+420 257 328 281, +420 724 551 238
info@apartmánybramberk.cz

