



Land

15 766 m², Trutnov, Špindlerův Mlýn

€ 1 523 962 | CZK 38 000 000



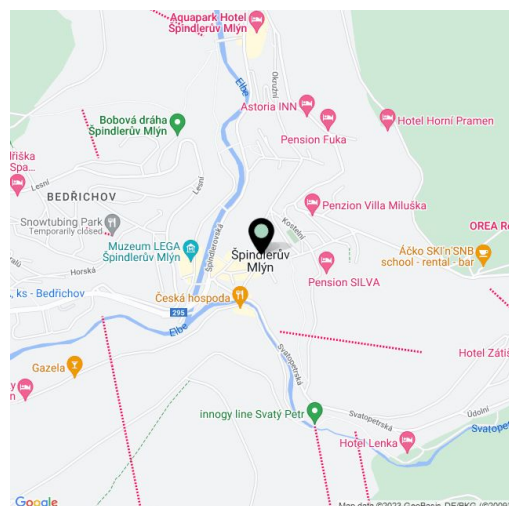


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Price per sq. m.	2 410 CZK
Total area	15 766 m ²
Land type	Housing
Reference number	103167



This plot of land with a total area of 1.5 ha with a valid building permit for a mountain house designed by the famous architect Josef Pleskot is located in a unique place in the middle of the Krkonoše National Park. The area provides absolute peace and beautiful views of Pláně and Medvědin.

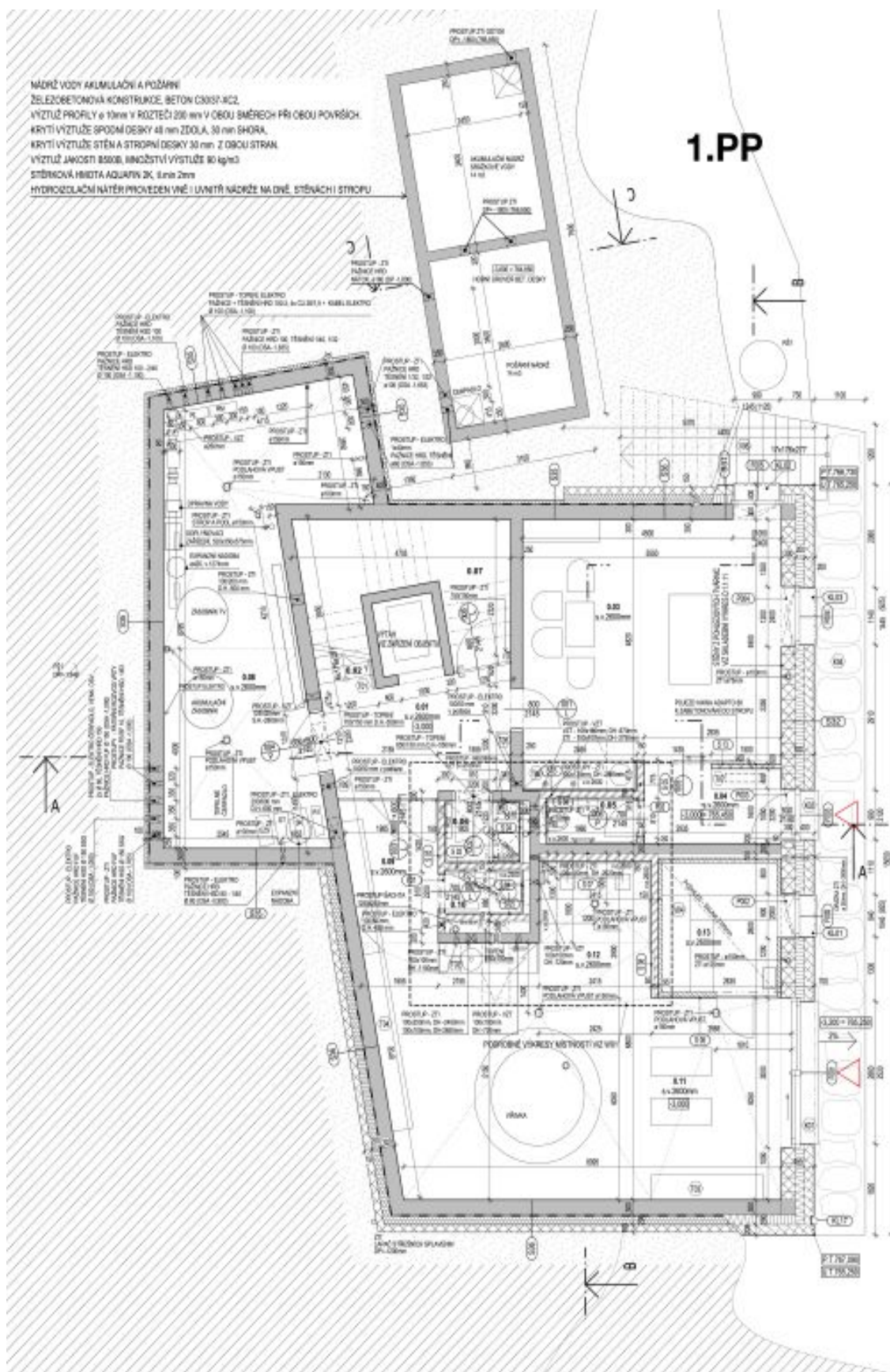
The plot of land at an altitude of approx. **770 m above sea level** is mostly cultivated, and part of it is forested land. The location of the building itself is located on a **mountain meadow** on an eastern slope and has been historically leveled, the area contains the **remnants of the original building and a garage**.

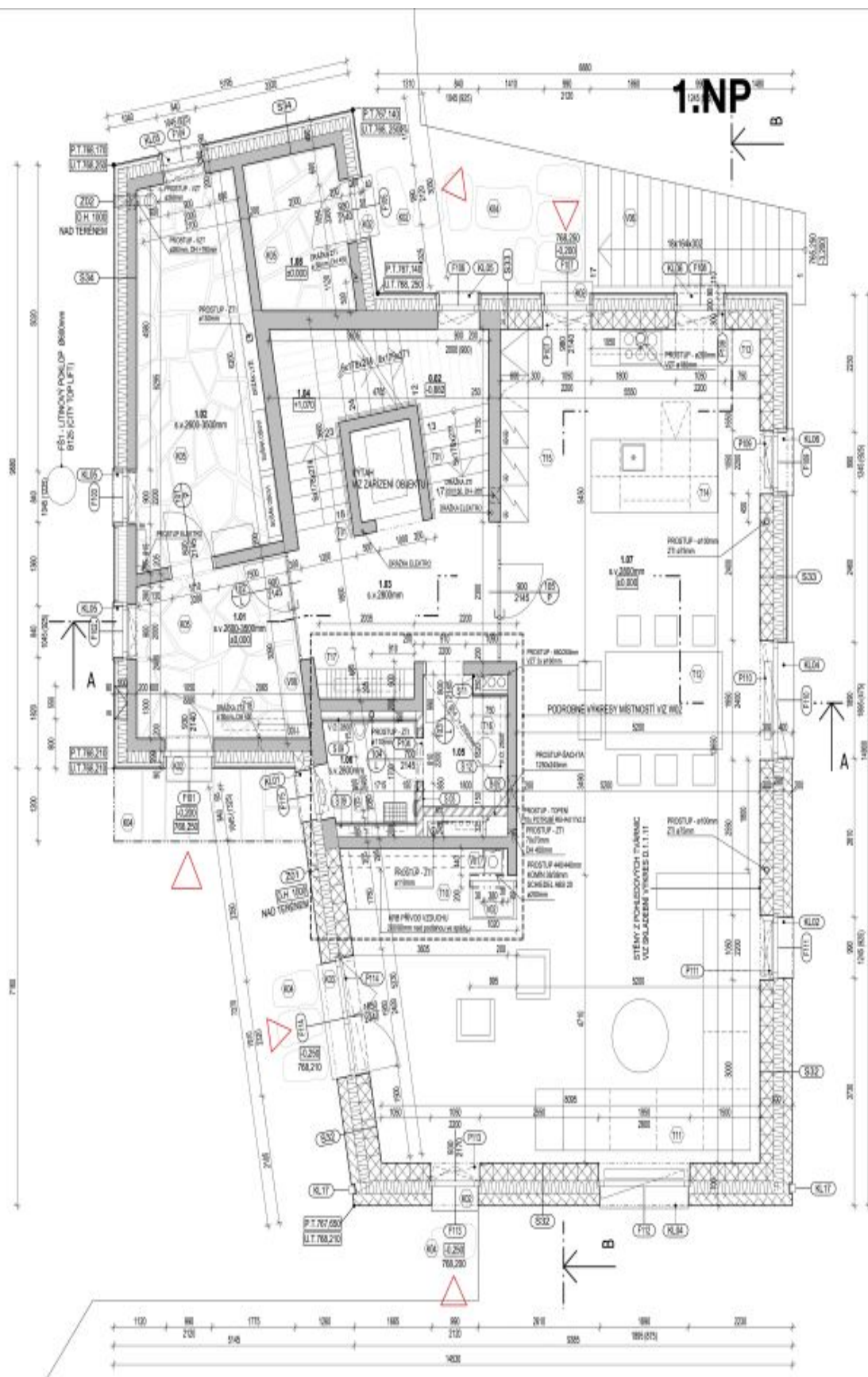
The **building permit**, which became valid on September 12th, 2023, enables the creation of a mountain house of 508 sq. m. with a **4-bedroom layout**, with a **wellness area**, a clubhouse/wine shop, and a ski room. Heating will be provided by a **heat pump**, water by its **own water well**, and waste by a domestic sewerage treatment plant. Access to the future house is about 700 m along a paved non-asphalt road. In the winter, there is a plan to use the garage down by the road and then drive up to the house, for example, on a four-wheeler.

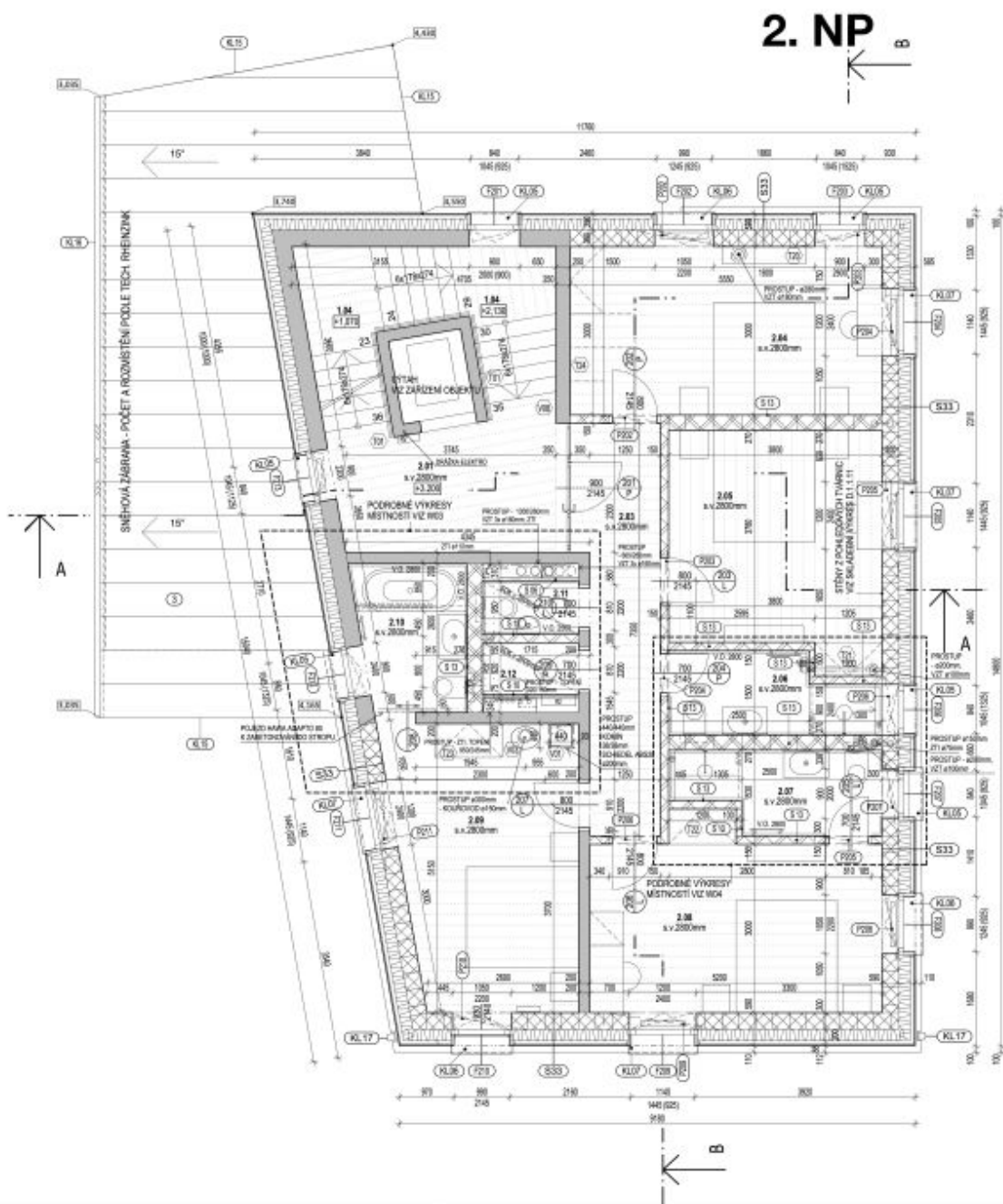
The offer also includes the **implementation of project documentation** for the **other two buildings** (guest house and garage), but their construction requires a change in the zoning plan. The entire homestead was designed by **Josef Pleskot**, the most influential contemporary architect in the Czech Republic and the president's architectural advisor.

This very nice spot is located in the heart of the **nature of the Krkonoše National Park** near a **spring lake**. The nearest neighboring buildings are approx. 500 m away. Several **ski resorts** operate in the immediate vicinity, including the largest **Špindlerův Mlýn resort**, which provides **perfect comfort** including **quality dining options**. Numerous **hiking and bike routes** of varying difficulty lead through the surrounding countryside. Driving to Špindlerův Mlýn from the northeastern edge of Prague takes only about 1.5 hours.

Total area 15,666 m².









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