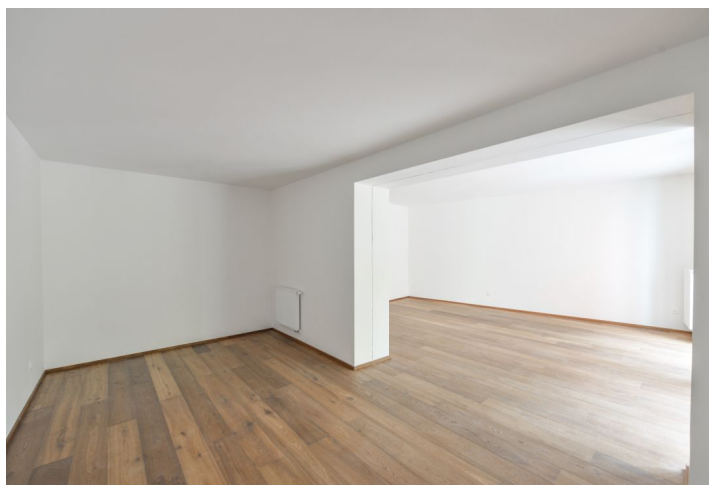




Apartment One-bedroom (2+kk)

Sold

86 m², Semily, Harrachov

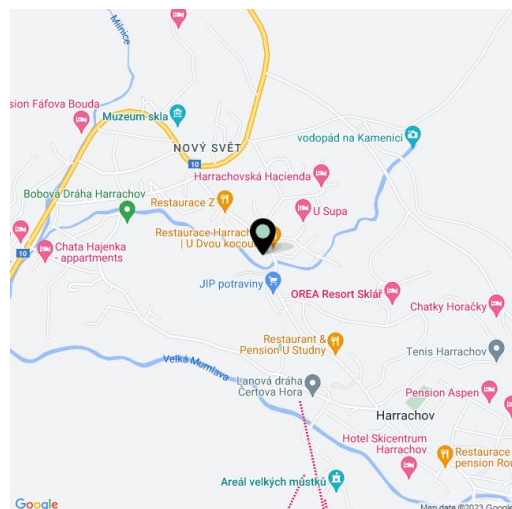




Apartment One-bedroom (2+kk)

Sold86 m², Semily, Harrachov

Total area	100 m ²
Floor area*	86 m ²
Balcony	2 m ²
Terrace	12 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30560



* 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 1st floor with beautiful views is part of a new building in the **TRIO Harrachov** 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 apartment is after final approval.

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

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 85.42 m², terrace 12.19 m², balcony 2.46 m², cellar.

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

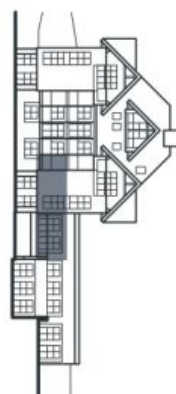


Apartment One-bedroom (2+kk)

86 m², Semily, Harrachov

Sold

trio
Harrachov



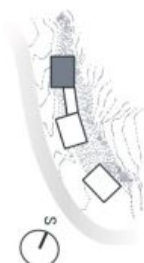
byt 2+kk | 3
budova C

č.	místnost	m²
1	předsiň	6,29
2	koupelna	3,31
3	obýtná místnost s kuchyní	28,59
4	pokoj	42,34
plocha bytu celkem		80,54
plocha bytu celkem dle NOZ		85,42
terasa		12,19
balkon		2,46

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Schéma půdorysu bytu představuje dispoziční řešení bytu. Kuchynská linka a nábytek nejsou součástí dodávky bytu, zařizování je zobrazeno pouze pro názornost. Plocha zahrady je orientační. Specifikace pro konstrukci, povrchové úpravy a rozsah vybavení je přednětém přílohy "Standard nemovitosti".



www.trioharrachov.cz

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