



Apartment Studio (1+kk)

37.5 m², Semily, Harrachov

Sold





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Total area	40 m²
Floor area*	38 m²
Balcony	2 m²
Parking	Parking at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30566

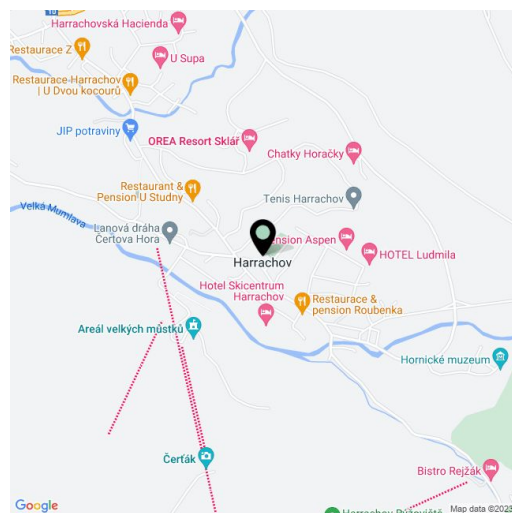
This south-facing apartment on the 1st floor with beautiful views is part of a new building in the **TRIO Harrachov** complex, which is located next to a forest just a few steps from the center of a popular resort. This vacation apartment can become not only a second home, but thanks to its **suitability for renting out**, it is also an interesting investment opportunity. Completion is scheduled for summer 2020.

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 **balcony 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 37.5 m², balcony 2.46 m², cellar.



* 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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trio
Harrachov



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č.	místnost	m²
1	předsiň	2,51
2	koupelna	3,72
3	obytňá místnost s kuchyní	29,41
plocha bytu celkem		35,65
plocha bytu celkem dle NOZ		35,70
balkon		2,46

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



www.trioharrachov.cz

Na Perštyne 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com