



## Apartment Two-bedroom (3+kk)

Ask for price

129.7 m², Trutnov, Pec pod Sněžkou



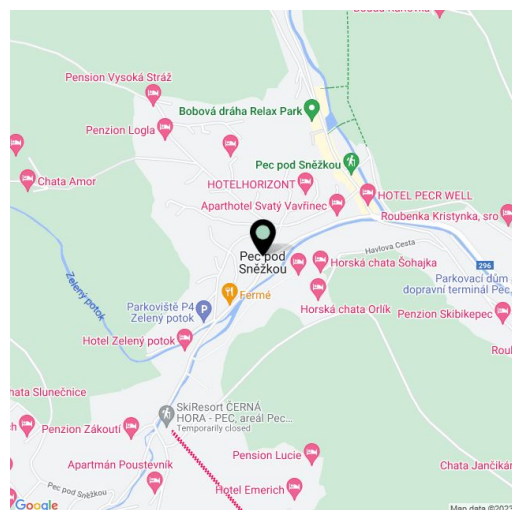


## Apartment Two-bedroom (3+kk)

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Total area	160 m²
Floor area*	130 m²
Loggia	30 m²
Parking	2 parking spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	38982



\* 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 Q4/2023.

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 heated terrace**. An apartment comes with **problem-free parking** - 1 parking space near the apartment and 1 garage space directly in Pec pod Sněžkou near the Javor ski slope, 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. You will own a share in the flowering meadows around the building, guaranteeing perfect privacy, as well as a **share of the revenue** from 6 rooms intended for commercial use. **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 duplex apartment offers, on the entrance floor (on the ground floor), a living room, a kitchen with a dining room, a hallway, a toilet, and a foyer. Upstairs are 2 large bedrooms, a bathroom, and a room with a preparation for an **infrared sauna**. All rooms have access to one of the **south-facing loggias** 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 building. The drive from Prague to the apartment takes about 135 minutes and from Hradec Králové less than 90 minutes.





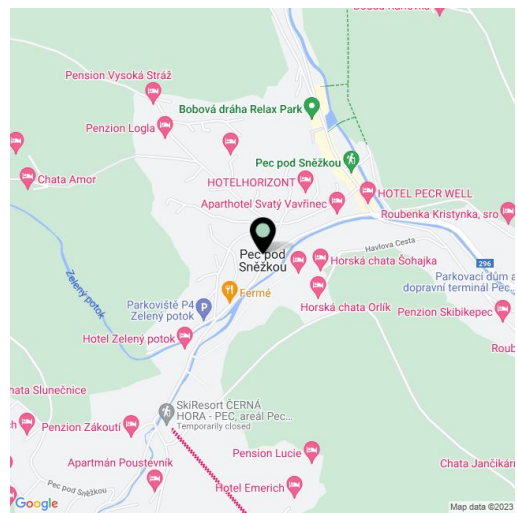
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Floor area 129.7 m², loggia 30.1 m².




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# BRAMBERK

apartmány

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APARTMÁN ČÍSLO **03**

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<b>Dispozice</b>	3+KK
<b>Podlaží</b>	1. NP a 2. NP
<b>Celková plocha apartmánu*</b>	129,7 m²
<b>Plocha lodžie</b>	30,1 m²
<b>Parkovací stání</b>	Ano

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01	Předsíň	9,45 m²
02	Toalet	3,54 m²
03	Chodba	6,08 m²
04	Obýtný prostor	41,97 m²
05	Chodba	5,23 m²
06	Ložnice	19,01 m²
07	Ložnice	19,01 m²
08	Koupelna	7,07 m²
09	Sauna	4,64 m²
	Ostatní plochy a příčky	13,69 m²

Exkluzivní zástupci:

**svoboda&williams** | **CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

\* Apartmány Bramberk si vyhrazují právo na změny. Veškeré podrobnosti a informace jsou pouze orientační. Součástí kupní ceny apartmánu není nábytek. Celková plocha apartmánu je včetně ploch příček a vnitřních nosných stěn dle výkresu nůčbení 366/2013 Sb.

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