



## Apartment One-bedroom (2+kk)

Sold

44 m<sup>2</sup>, Trutnov, Pec pod Sněžkou



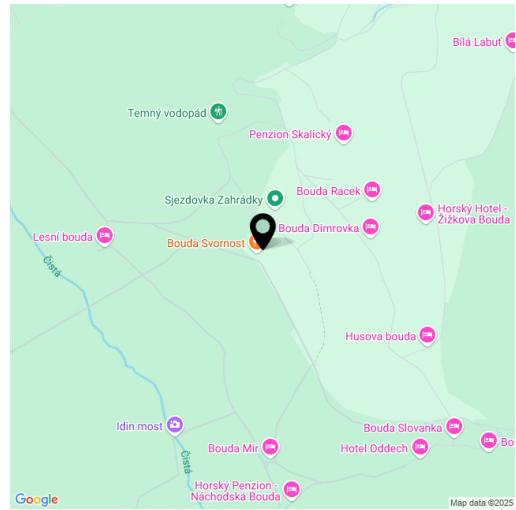


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Total area	44 m <sup>2</sup>
Parking	Parking on the plot
Cellar	-
Service price	8 000 CZK monthly
PENB	G
Reference number	101816



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This duplex residential unit with wonderful views of a valley and the surrounding forests is part of an apartment house with its own ski slope, reception, and restaurant. Situated in an attractive place on a southern slope at an altitude of over 1,000 m above sea level, in the II. zone of Krkonoše National Park near the ski resort in Pec pod Sněžkou.**

On the entrance level of the unit (2nd floor of the building) is a living room with a kitchen, a foyer, and a separate toilet with a sink. The upper floor consists of a bedroom with a built-in **wooden elevated floor**, a bathroom (with a shower and toilet), and a spacious closet/dressing room.

The kitchen is fully equipped, and the interior style is underscored by **soundproof wooden wall cladding** and a **wooden staircase**. The floors are tiled including **underfloor heating**, and large **wooden Euro windows** let in plenty of daylight. Excellent clean drinking water comes from its own **mountain spring**. You can use the newly renovated **sauna** with a restroom and cooling **pool**, a **Jacuzzi**, or a **gym** and a **barbecue cabin** in the building for a fee. There is also a **children's corner** and a **ski/bike room**. A private slope with a **lift and night lighting** is next to the building. A service manager is always available to apartment owners and guests. A camera system guards the building. In summer, you can park right next to the building; in winter, you can use the **private parking** lot below (a share of the land is part of the purchase price). From there, the administrator provides comfortable transport by scooter. Thanks to the high demand for accommodation in this location, the apartment is also suitable for **renting out**.

The excellent location of the unit is only 950 m from the upper part of the **slopes of Zahrádky**, where transport can be provided, and it is possible to ski back to the building. There are also excellent conditions for **cross-country skiing**; outside of the winter season, the beautiful surroundings offer a wide range of hiking, biking, and running opportunities. A restaurant with a **terrace** operates year-round right in the apartment building; other dining and shopping options are available in the surrounding resorts. The drive from Prague takes approx. 1 hour and 45 minutes.

Floor area 43.85 m<sup>2</sup> (+ approx. 6 m<sup>2</sup> elevated floor).

The unit is located in a building within the cadastral territory of Černý důl, and the nearest slopes are in Pec pod Sněžkou.



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3, NP



4, NP



Výměry:	2+kk
Předsíň	2,02 m <sup>2</sup>
Obývací pokoj+kk	15,51 m <sup>2</sup>
Lžízice	11,19 m <sup>2</sup>
Komora	4,22 m <sup>2</sup>
Koupelna a WC	3,35 m <sup>2</sup>
WC	0,95 m <sup>2</sup>
Chodba	6,64 m <sup>2</sup>