



Apartment Studio (1+kk)

41.2 m², Semily, Vítkovice

€ 244 454 | CZK 5 950 000



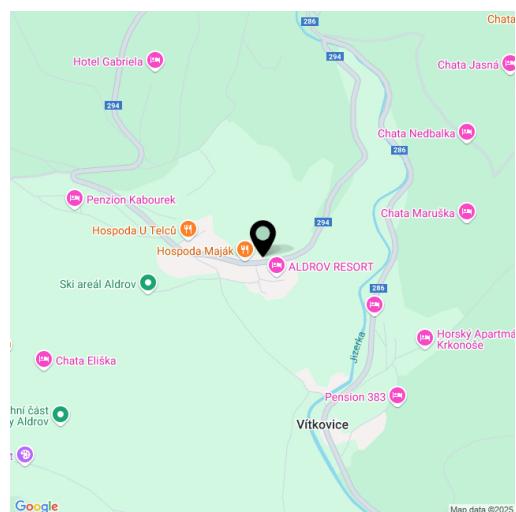


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Total area	41 m ²
Parking	Wide (wheelchair-accessible) garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107904



* 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 mountain accommodation unit combines the possibility of private recreation and a stable financial investment. This resort-style hotel with premium services, including a swimming pool, fitness center, and wellness area, is located in the heart of the Krkonoše National Park, near Horní Mísečky, Špindlerův Mlýn, and Rokytnice nad Jizerou.

The floor area of the apartment, located on the ground floor, is divided into a living room with a kitchen, dining, relaxation, and sleeping area, a bathroom (with a **walk-in shower**), a separate toilet with a sink, and an entrance hall. The living room is extended by a **15-square-meter south-facing terrace**.

The entire barrier-free complex was built with **respect for nature** and admiration for **traditional Krkonoše architecture**. The impressive combination of **wood**, stone, glass, concrete, and other modern materials ensures a timeless aesthetic, while the use of **solid wood** in the custom-designed interior furnishings creates a warm and **cozy atmosphere**. The apartment includes a **wide (wheelchair-accessible) garage parking space** and a **storage unit**. The unit is bound by a hotel operation contract and lease with the resort until the end of 2032, allowing **owners to use the apartment free of charge, including all services, for six weeks per year**. The resort offers top-tier services and amenities, including a reception, **wellness and spa facilities**, a swimming pool with a Jacuzzi, a climbing wall, a restaurant with a children's play area, an **air-conditioned fitness center**, a **yoga studio**, a children's playroom, an outdoor playground, a bike room, and a ski storage area.

The village is situated within the **Krkonoše National Park** at an altitude of 683 meters. The Jizerka ski lift and **Aldrov ski area** operate directly next to the resort, with major modern ski resorts such as **Rokytnice nad Jizerou** and **Špindlerův Mlýn** within easy driving distance. The surrounding area is interwoven with **groomed cross-country ski trails** and, during the warmer months, **bike routes**. The village also features **singletrack trails** for mountain biking.

Floor area 41.2 m², terrace 15 m².

When purchasing the property as a company, VAT deduction can be applied.

