



## Apartment Two-bedroom (3+kk)

€ 299 000 | CZK 7 277 660

66.48 m<sup>2</sup>, Brezno, Horná Lehota





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|                  |  |
|------------------|--|
| Total area       | 75 m <sup>2</sup>                          |
| Floor area*      | 66 m <sup>2</sup>                          |
| Balcony          | 9 m <sup>2</sup>                           |
| Parking          | 1 outside parking space incl. in the price |
| Cellar           | -  |
| PENB             | A  |
| Reference number | 108685                                     |

\* 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.

**One of two rooftop apartments with a spacious balcony, a fireplace, and views of Chopok, located in a gated complex of newly built apartment houses in the ski-tourist resort of Tále in the Low Tatras National Park. The fully furnished apartment is suitable for recreation, full-fledged year-round living, or for investment.**

The layout of the apartment consists of a living room with a kitchenette, two bedrooms, and **2 bathrooms** with a shower, bathtub, and toilet. One bedroom and living room have access to a **spacious balcony overlooking the forest**.

The apartment's facilities includes large windows, wooden floors, **underfloor heating** in the bathrooms, and a **fireplace**. The kitchen is equipped with an oven, a stovetop, and a refrigerator. There is a **shelter in the secure complex** for residents to **sit and grill**. The apartment comes with a **storage room** and one **parking space**.

Surrounded by dense coniferous and deciduous forests, the apartment is situated in a quiet part of the charming Bystrian Valley. The uniqueness of the sun-drenched location is enhanced the views of the majestic peaks of the **Low Tatras**. **Tennis courts**, a children's playground, and a **restaurant** with traditional Slovak cuisine are in the vicinity. The popular **ski resort** of **Tále** with artificial snow, night skiing, and cross-country ski tracks is about 2 km away. For more demanding skiers, the **Chopok Juh Ski Resort**, 7 km away, is also accessible by ski bus from a nearby stop. The resort includes a **27-hole golf course** with a children's golf academy. Swimming opportunities are offered by the surrounding hotels with a swimming pool, or a **water and wellness world**. The village of Bystrá is home to all necessary services, the district town of Brezno is about 13 km away.

The price of the apartment with storage space on the ground floor and one parking space is EUR 299,000.

Floor are 66 m<sup>2</sup>, balcony 9 m<sup>2</sup>.

