



## Apartment Three-bedroom (4+kk)

€ 1 037 001 | CZK 25 240 600

149 m<sup>2</sup>, Boží Dar



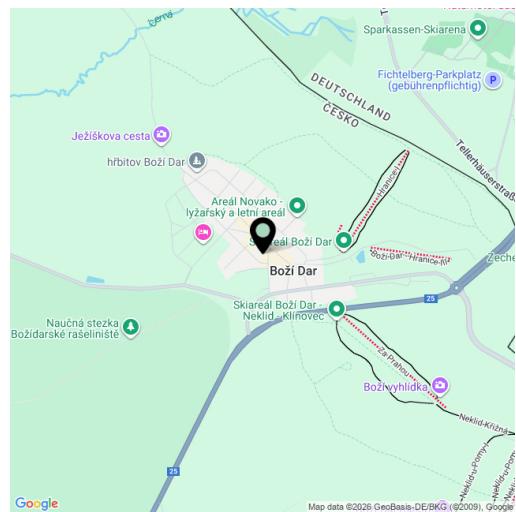


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Total area	149 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	111899



\* 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 spacious duplex apartment spanning an impressive 149 m<sup>2</sup> on the 1st and 2nd floors of the new Slovanka Residence, located directly in the center of Boží Dar, offers exceptional facilities for recreational use or year-round living in the heart of the beautiful Krušné Mountains countryside. The price includes a garage parking space and a cellar storage unit.**

The apartment is offered for sale in a **white walls** condition, allowing the future owners to tailor the layout entirely to their individual needs. The architectural concept proposes placing the main living area—comprising a living room, dining area, and open plan kitchen—on the entrance (1st) floor, complemented by a principal bedroom with an en-suite bathroom, a shared bathroom, and a storage room. **An elevator** provides direct access to the apartment on this level. The upper level of the duplex is accessed via an internal staircase and may accommodate two additional bedrooms and a shared bathroom.

The interior architects have prepared two interior design concepts, the implementation of which can be arranged with the developer by agreement. The high standard of materials and technological features includes wooden windows with triple glazing, security fire safety entrance doors, smart locks, and **underfloor heating** with individual thermostats in each room.

Boží Dar is a sought-after tourist destination in the heart of the Krušné Mountains, offering a wide range of activities for all generations. The town itself features two family-friendly sports resorts, while the Neklid ski area is located on its outskirts. The popular Klínovec Ski Resort is also nearby. Cross-country skiing enthusiasts will appreciate the dense network of groomed trails totaling approximately 120 kilometers. During the summer months, the surrounding landscape is perfect for hiking and cycling trips, whether across the Božídár peat bog, to the Wolf Pits near Horní Blatná, or up Klínovec Mountain. Families with children can enjoy Ježíškova cesta (The Jesus Trail), an educational path that introduces children to a fairy-tale world in a playful way. Boží Dar also offers a grocery store, the Červený Vlk brewery, cafés, restaurants, and a variety of leisure time attractions. The renowned spa towns of Jáchymov and Karlovy Vary, with their rich cultural and wellness offerings, are just a short drive away.

Expected occupancy approval - August, 2026

Floor area 149 m<sup>2</sup>.



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# Rezidence Slovanka

Boží Dar



Lýžma



Garážové stání



Správa objektu



Chytré zámky



Sklepní kójí

PODKROVÍ



2. + 3. NP  
4+kk  
Pohled  
Dle pohledu

149 m<sup>2</sup>  
Celková plocha

BJ07  
Obrázek bytu je jenom ukázka

# Božídarský Špičák

Horský byt