



Apartment One-bedroom (2+kk)

€ 753 722 | CZK 18 345 600

117 m², Boží Dar



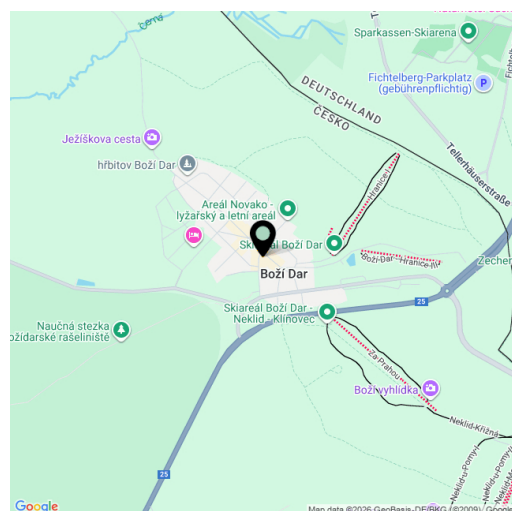


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Total area	117 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	111935



* 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 southwest-facing duplex apartment is part of the newly developed **Slunečná Residence**, located in the very heart of **Boží Dar**, the highest-altitude town in the Czech Republic. The price includes an indoor parking space and a cellar storage unit.

The apartment is offered in a **white walls** condition, giving future owners full freedom to complete the interior according to their personal preferences. The architectural concept provides for an **entrance level** with a spacious living area comprising an open-plan living room, dining area, and kitchen, as well as a bathroom and a separate toilet; the **upper level** accommodates a bedroom and a bathroom. The **elevator** provides direct access from the garage to the apartment, ensuring **barrier-free entry**.

The interior architects have designed two stylish concepts, which can be implemented by the developer upon individual agreement. High-quality materials are standard, including wooden windows with triple-glazed insulation and secure entrance doors. **Modern technological features** include **underfloor heating** with individual thermostats in each room and smart locks.

The developing town of Boží Dar is surrounded by the picturesque **Krušné Mountains**, providing a unique setting for year-round living. The area offers over 120 kilometers of maintained cross-country skiing trails, seamlessly connecting to additional routes, including the **Krušnohorská Magistrála**. Experienced downhill skiers will appreciate the **Neklid ski area** with its groomed snowpark and nearby Klínovec, while families with children can enjoy two smaller ski areas right in Boží Dar. Outside the winter season, visitors are drawn to the region's abundant nature and wide range of leisure time activities. Popular destinations include the Novako adventure area, Boží vyhlídka viewpoint, Boží Trail, and **Ježíškova path**, which features two circuits with various play elements. In the town center, amenities include the popular Červený Vlč brewery, a café, grocery store, local history museum, tourist information center, and several restaurants. The renowned spa towns of Jáchymov and Karlovy Vary, offering rich cultural and wellness experiences, are within a short drive.

Expected occupancy approval: March 2026.

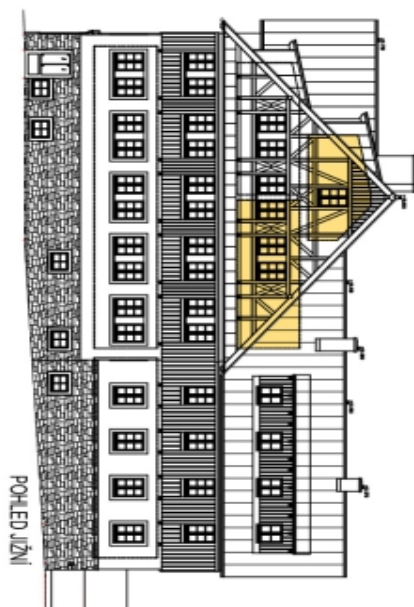
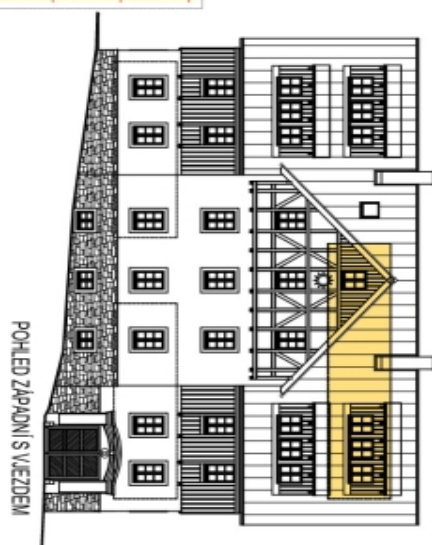
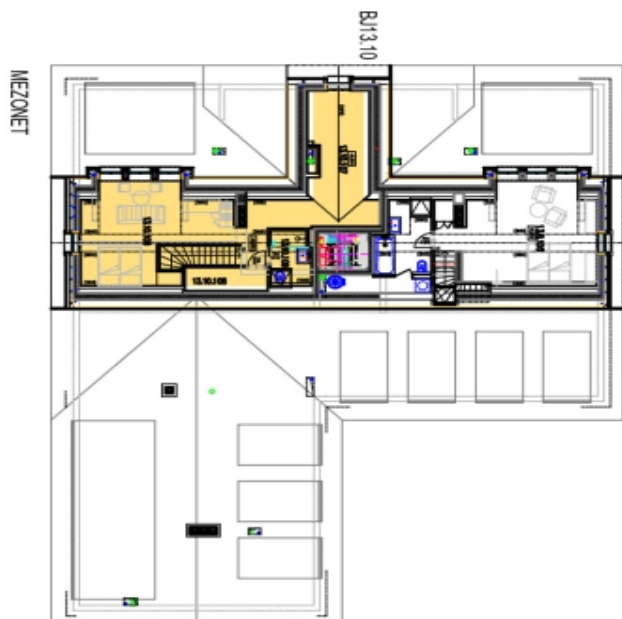
Floor area 117 m².



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2KK mezonet
podlaží: 3.NP
výměra: 117 m²
BJ13.10