



Apartment Three-bedroom (4+kk)

€ 706 787 | CZK 17 203 200

96 m², Boží Dar



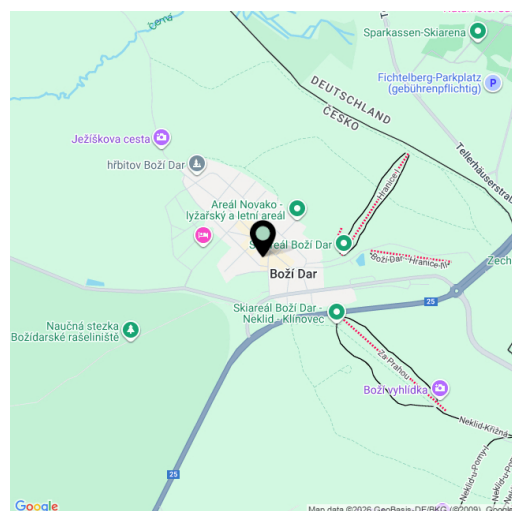


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Total area	96 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	111946



* 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 96 m² 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—and a bedroom, a bathroom, and separate toilet on the entrance (1st) floor. **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 2 bedrooms, a bathroom, and a separate toilet.

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 Božidar 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 96 m².



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Boží Dar Rezidence Slovanka



Horský byt Nad Ryžovnou

2. + 3. NP

4+kk

96 m²

BJ10

Podlaží

Dispozice

Čistková podlaží

Organizace bytové jednotky

2. NP

PODKROVÍ

