





Retail space Two-bedroom (3+kk)

€ 566 902 | CZK 13 798 400

77 m², Boží Dar

Total area	77 m²
Parking	Yes
PENB	G
Reference number	111956

This commercial space suitable for a café or patisserie is located on the ground floor of the Slovanka Residence, set 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 unit is offered for sale in a **white walls** condition, allowing the future owners to tailor the layout entirely to their individual needs.

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 Vlč 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 77 m².

