



## Apartment One-bedroom (2+kk)

Sold

88 m<sup>2</sup>, Semily, Harrachov



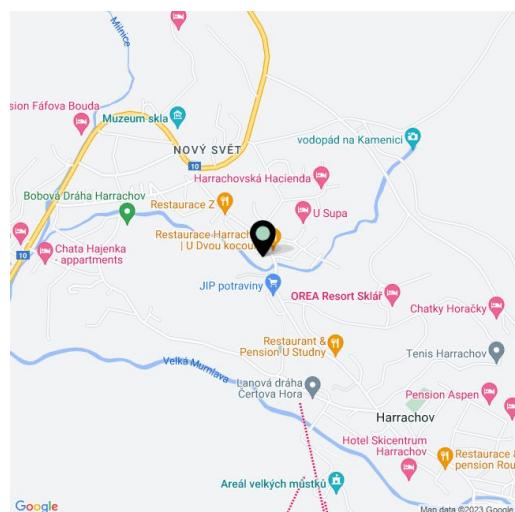


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Total area	88 m <sup>2</sup>
Parking	Parking at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30483



\* 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 southeast-facing duplex attic apartment on the 4th floor with beautiful views is part of a new building in the **TRIO Harrachov** complex, which is located next to a forest just a few steps from the center of a popular resort. This vacation apartment can become not only a second home, but thanks to its suitability for renting out, it is also an interesting **investment opportunity**. Completion is scheduled for summer 2020.

The layout of the entrance floor will consist of a foyer with a staircase to the 1st floor. There will be a hall with an office area lit by a large **shield window overlooking the greenery**, a spacious living room with a kitchen and a dining room, a bedroom separated from the living room by a corridor, a bathroom (bathtub, sink, toilet), and a dressing room.

The apartment is offered in a **finished state**, with a preparation for a kitchen and complete sanitary equipment. Features include **wooden flooring** (ceramic tiles in the bathroom), triple-glazed wooden windows with thermal and acoustic insulation, and security entrance doors. Heating will be provided by a central gas boiler. The unit comes with a **cellar**, perfect for storing bicycles, skis, and other sports or children's equipment. It is also possible to buy a parking space in the garage.

Harrachov is one of the most popular mountain resorts in the Krkonoše Mountains with a complete infrastructure and **excellent conditions for a wide range of sports activities throughout the year**. The complex is located by a creek and forest at the foot of Hřebínek Hill, **200 meters from a cable car and ski slopes**. Within walking distance (600 m) there is also a cable car station leading to the popular Devil's Mountain. Other easy-to-reach activities include **golf** (9-hole course with indoor simulator), a bobsleigh track, a rope center, a swimming pool, an **indoor pool**, or paragliding. The main promenade is close-by, but the complex is in a quiet location. There is a restaurant near the future complex, and others are in close proximity, as well as grocery stores, a post office, or ATMs. Among the town's attractions are the **Mumlava Waterfalls**. From Prague, the town of Harrachov can be comfortably reached by car in two hours.

Total floor area 88.2 m<sup>2</sup>, cellar.



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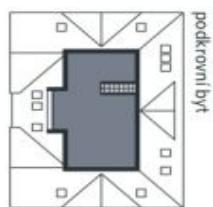
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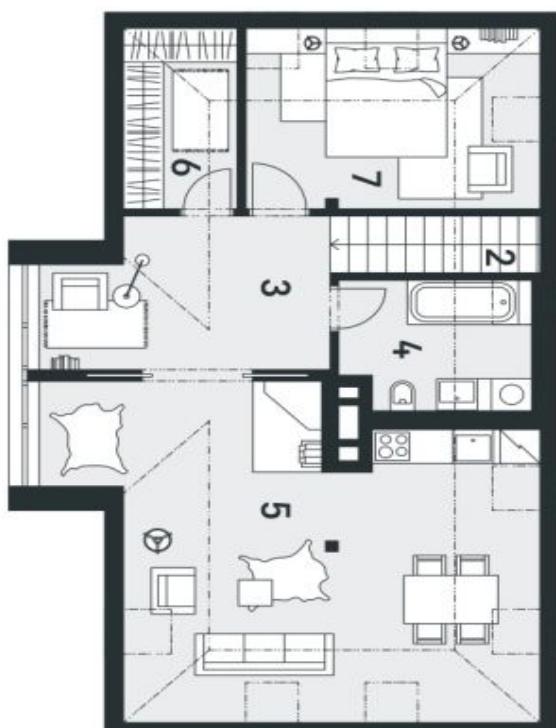
**trio  
Harrachov**



vstupní podlaží bytu



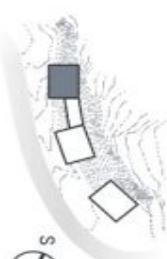
podkrovní byt



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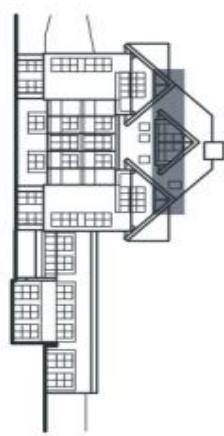
0  
1m  
2m  
5m



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[www.trioharrachov.cz](http://www.trioharrachov.cz)

Na Perštýně 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com



č. místořnost m<sup>2</sup>

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1 předsíň	5,78
2 schodiště	4,48
3 hala	11,36
4 koupelna	6,38
5 obývárná místnost s kuchyní	36,75
6 šatna	5,40
7 pokoj	13,89

plocha bytu celkem 84,04  
plocha bytu celkem dle N0Z 88,20