



Apartment Studio (1+kk)

Sold

50 m², Semily, Harrachov

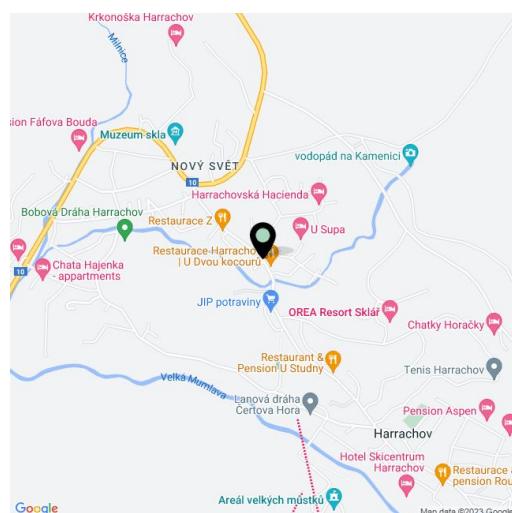




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Total area	50 m ²
Parking	1 outdoor parking space
Cellar	Yes
PENB	B
Reference number	33279



* 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 northeast-facing temporary-residence 1st floor studio apartment 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 of the project is scheduled for June 2022.

The layout will consist of a foyer with a sink, a spacious living room with a kitchen and a dining area, and a bathroom (shower, toilet).

The unit 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 **outdoor parking place and a cellar**, perfect for storing bicycles, skis, and other sports or children's equipment.

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 Mammoth jumping bridge, the glass or ski museum, or the beautiful **Mumlava Waterfalls**. From Prague, the town of Harrachov can be comfortably reached by car in two hours.

Total floor area 49.59 m², cellar.

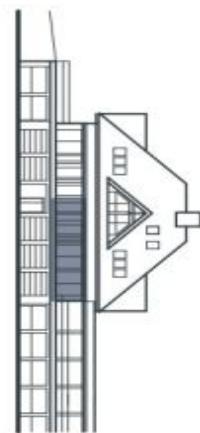
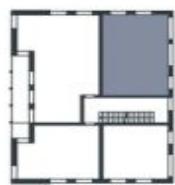
For more information about the project visit the website www.trioharrachov.cz.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



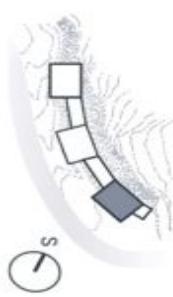
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50 m², Semily, Harrachovtrio
Harrachovbyt 1+kk | S.1
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www.trioharrachov.cz+420 257 328 281
+420 257 328 032
Na Perštýně 2, 110 00 Praha 1
info@svoboda-williams.com

č.	místnost	m ²
1	předsíň	9,52
2	sprcha a wc	2,13
3	předsíň s umyvadlem	1,71
4	obytná místnost s kuchyní	35,50
plocha bytu celkem		48,86
plocha bytu celkem dle NOZ		49,59