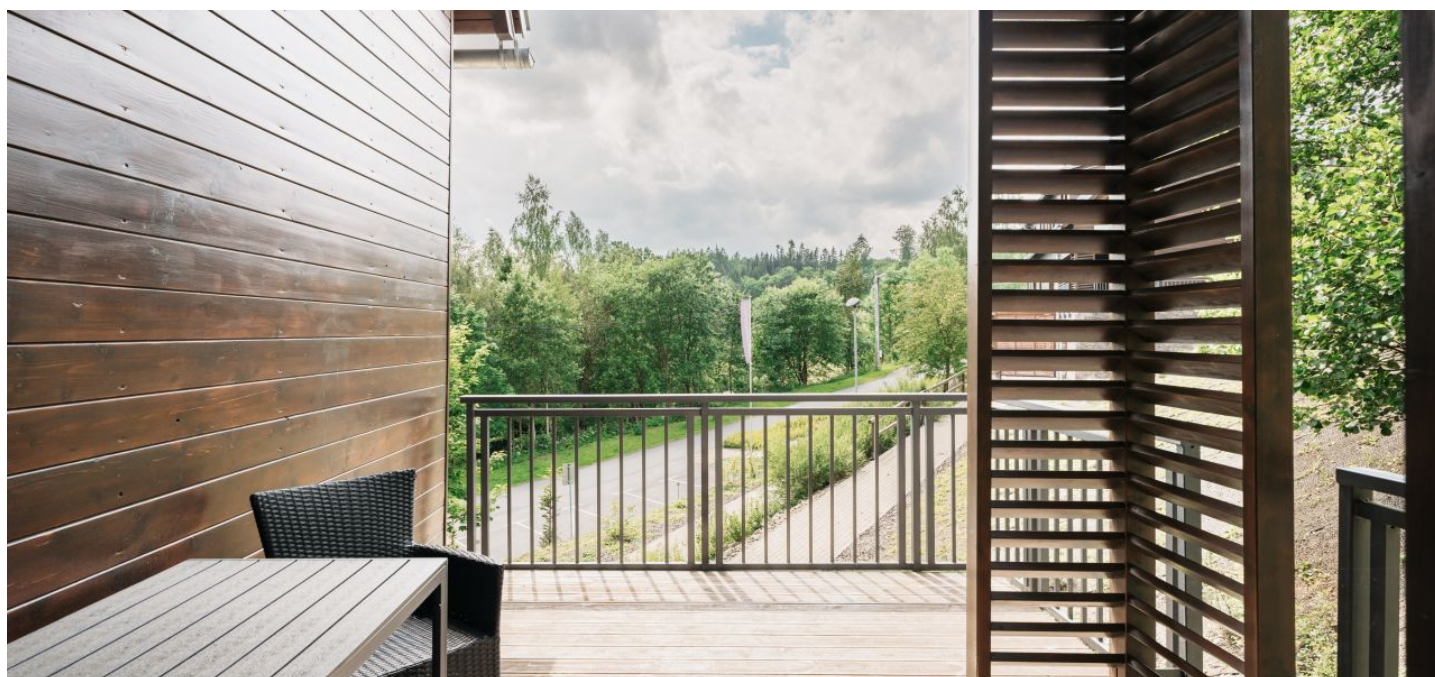




## Apartment Studio (1+kk)

36.9 m², Semily, Jablonec nad Jizerou

€ 227 365 | CZK 5 600 000



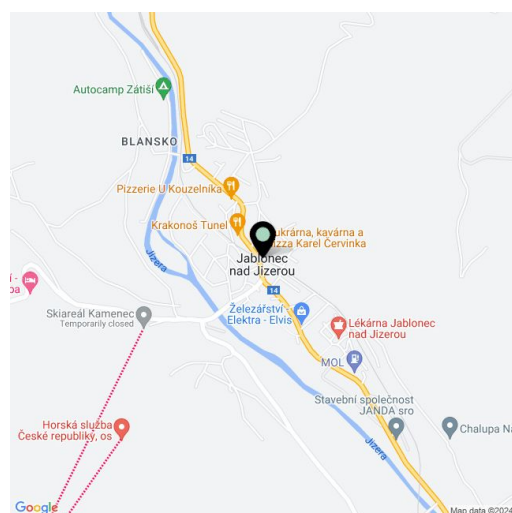


## Apartment Studio (1+kk)

36.9 m², Semily, Jablonec nad Jizerou

€ 227 365 | CZK 5 600 000

Total area	48 m²
Floor area*	37 m²
Terrace	11 m²
Parking	Outdoor parking space
Cellar	4 m²
PENB	G
Reference number	105118



\* 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 fully furnished mountain semi-residential unit with a parking space is part of a complex of three apartment houses connected by a tunnel enabling a "dry feet" connection from the apartment to the wellness area. The complex was built in 2021 in a perfectly quiet area near Jablonec nad Jizerou and Rokytnice nad Jizerou, within a short driving distance of the popular Krkonoše Mountains resorts. The unit is suitable for personal recreation as well as for investment purposes.

The area of the 2nd floor unit consists of a main living room with a kitchen and a bathroom with a shower and toilet. The living room is joined by a **southwest-facing covered terrace** with soothing views of the **surrounding nature**.

Facilities include an **oak floor**, an equipped kitchen, rebate-free doors with **M&T** hardware, Italian wall and floor tiles, high-quality sanitary ware, and **Laufen** and **Grohe** faucets. Hot water is provided by a boiler, heating by electric direct heaters, both with the possibility of remote control via an application. High-quality mountain drinking water comes from a borehole treated with filtration. The complex offers a **wellness area** with a **sauna**, **steam room**, **Kneipp walkway**, and **relaxation terrace**, as well as a laundry room with washing machines and dryers, an outdoor **fitness center** and a **children's playground**. There is an elevator in the building and a **key box** is used for the contactless handover of apartment keys. The unit has its own parking space in the **outdoor parking lot** and a **separate cellar** with sufficient space for storing bikes, skis, and other sports equipment. The entire complex is guarded by a **camera system**.

The quiet place is located in the western part of the **Krkonoše National Park** in the village of Bratrouchov. **The ski resorts** of Rokytnice nad Jizerou or Harrachov are within a 20-minute drive, and outside the winter season there are beautiful routes for cyclists and pedestrians. In nearby Jablonec nad Jizerou, all necessary civic amenities are available.

Floor area 36.9 m², terrace 11 m², cellar 4.4 m².

Subject to special legal conditions.



## Apartment Studio (1+kk)

36.9 m<sup>2</sup>, Semily, Jablonec nad Jizerou

€ 227 365 | CZK 5 600 000

Semily, Jablonec nad Jizerou

Ateliér 1+kk

Podlahová plocha bytu 36,9 m<sup>2</sup> + terasa 11 m<sup>2</sup>

\* Plánek je pouze ilustrativní

