



House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní



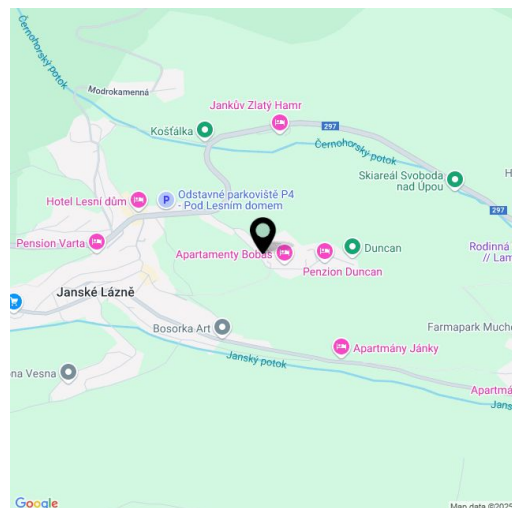


House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní

Total area	482 m²
Plot	2 503 m²
Foot print	266 m²
Floor area	422 m²
Parking	3 garage spaces and 9 outdoor spaces
Garage	60 m²
Cellar	-
PENB	D
Reference number	107851



An interesting investment opportunity is offered by this spacious three-story family house with 7 apartments and a large plot of land allowing for the construction of an additional building. The property is located in a quiet part of Janské Lázně. The location, known as Duncan, offers uninterrupted views of the Černá and Světlá mountains and is about a 15-minute walk from the center of the spa town, right next to the Svoboda nad Úpou-Duncan ski resort and about a 2-minute drive from the parking lot of the extensive Černá Hora-Pec ski resort.

On the ground floor, there are two apartments: a 3-bedroom (90 m²) and a studio (20 m²). The second above-ground floor and the elevated part of the basement include three 1-bedroom apartments (28 m² to 32 m²) and two 2-bedroom apartments (39 m² and 57 m²). The basement, partially embedded in the terrain, features a **sauna with a relaxation area**, a boiler room with a laundry/drying room, and storage space. The property also includes a separate single-story utility building with **garages** (3 parking spaces), a workshop, and a **ski/bike storage room**. Additionally, the plot offers 9 parking spaces, a **barbecue area**, and a woodshed with storage for garden tools and firewood.

The brick building was constructed between 1993 and 1994. It is equipped with central heating and a central hot water system, powered by a Vaillant gas condensing boiler. One of the ground-floor apartments has a **Jotul wood-burning stove**, and the sauna's relaxation and cooling areas feature **underfloor heating**. The roof is covered with **Bramac Alpine tiles**. The construction plan originally included the possibility of building a second family house on the northeastern part of the plot, which is designated for residential development according to the zoning plan. A separate plot of 680 m² allows for the construction of an independent house with a buildable area of 204 m². The access road to the property is located outside the paid spa zone of Janské Lázně.

Just 150 meters from the house is the upper station of one of the ski lifts of the small Svoboda nad Úpou-Duncan ski area, which is part of **the largest ski resort in the Czech Republic**. The base station of the **Černohorský Express** cable car is just a short drive away. Janské Lázně offers year-round activities, including hiking and biking in the foothills of the Krkonoše Mountains outside the winter season. Trutnov is a 15-minute drive away, Vrchlabí 20 minutes, and the drive from the outskirts of Prague takes approximately 1.5 hours.

Total floor area 482 m², of which floor area of the house is 422.07



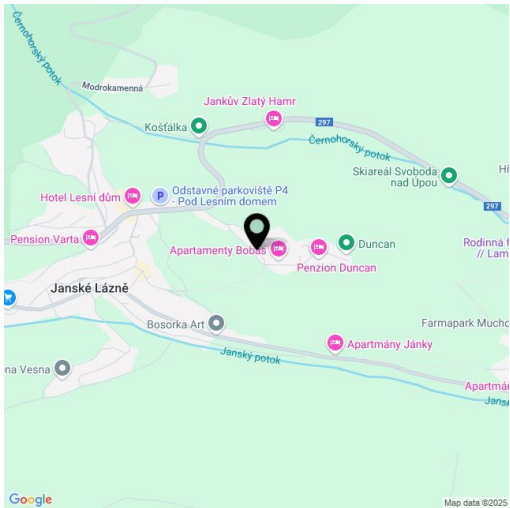
House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní

Total area	482 m²
Plot	2 503 m²
Foot print	266 m²
Floor area	422 m²
Parking	3 garage spaces and 9 outdoor spaces
Garage	60 m²
Cellar	-
PENB	D
Reference number	107851

m² and the utility building 59.50 m², built-up area 266 m², plot 2,503 m².

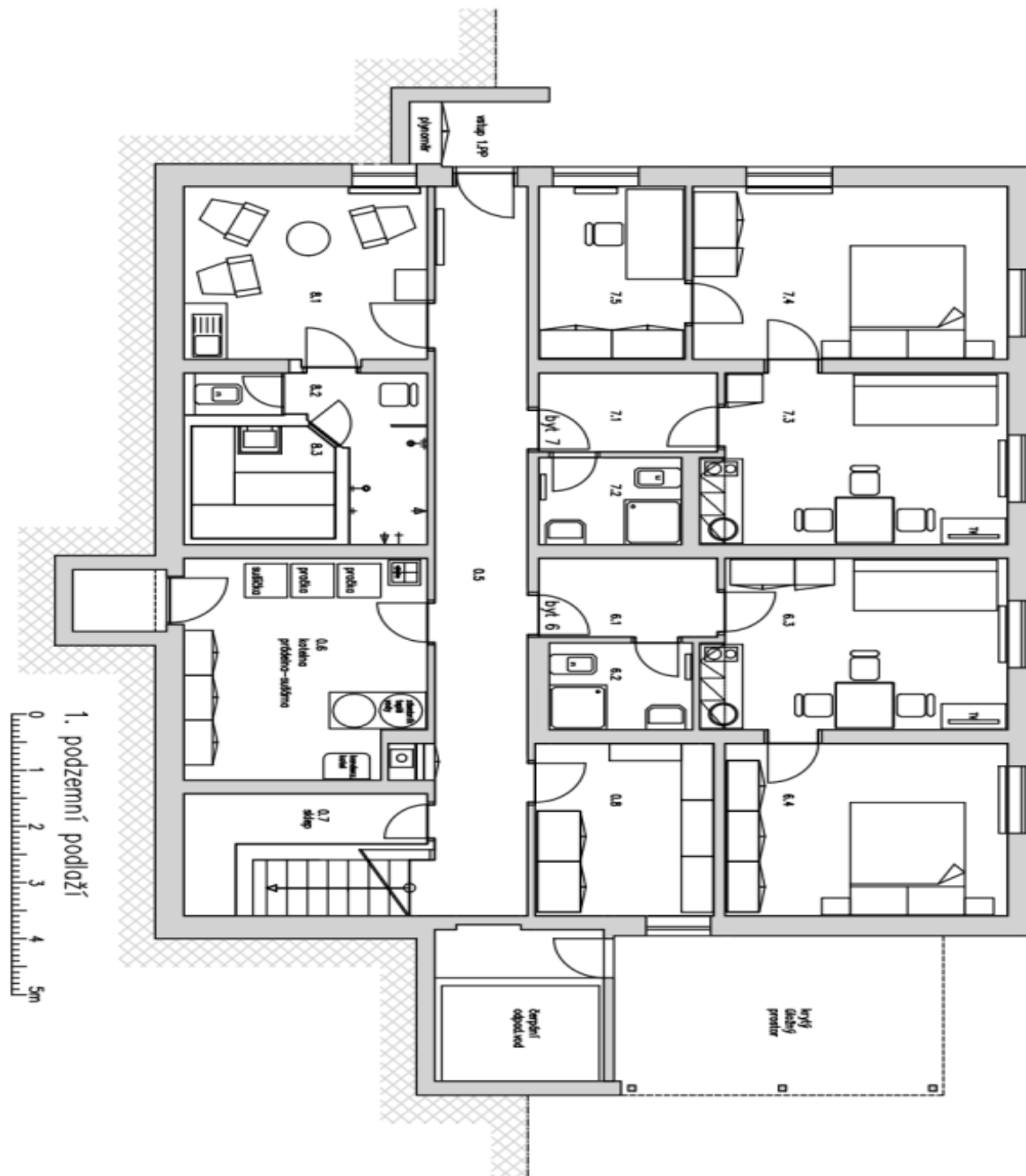




House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní

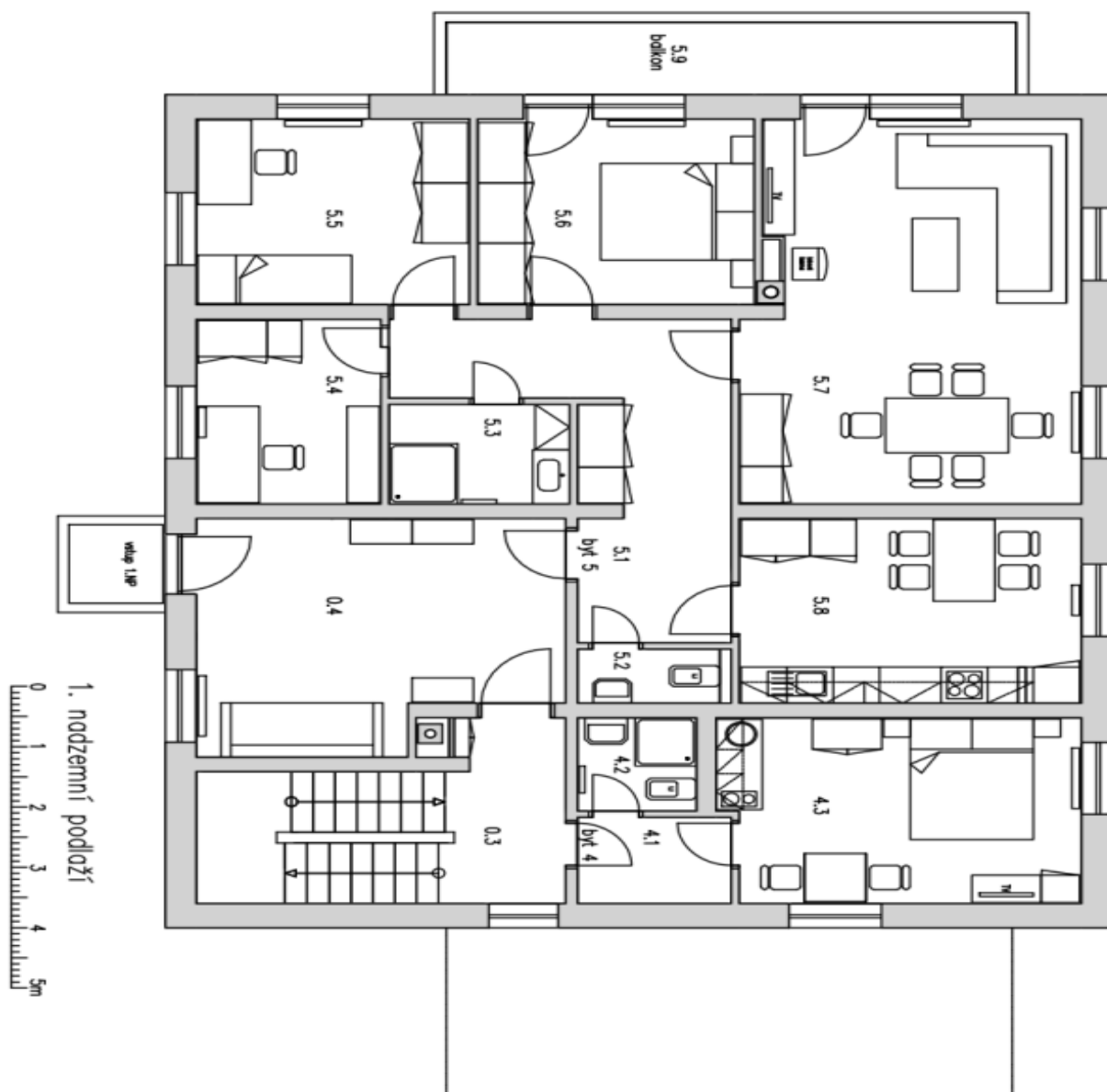




House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní

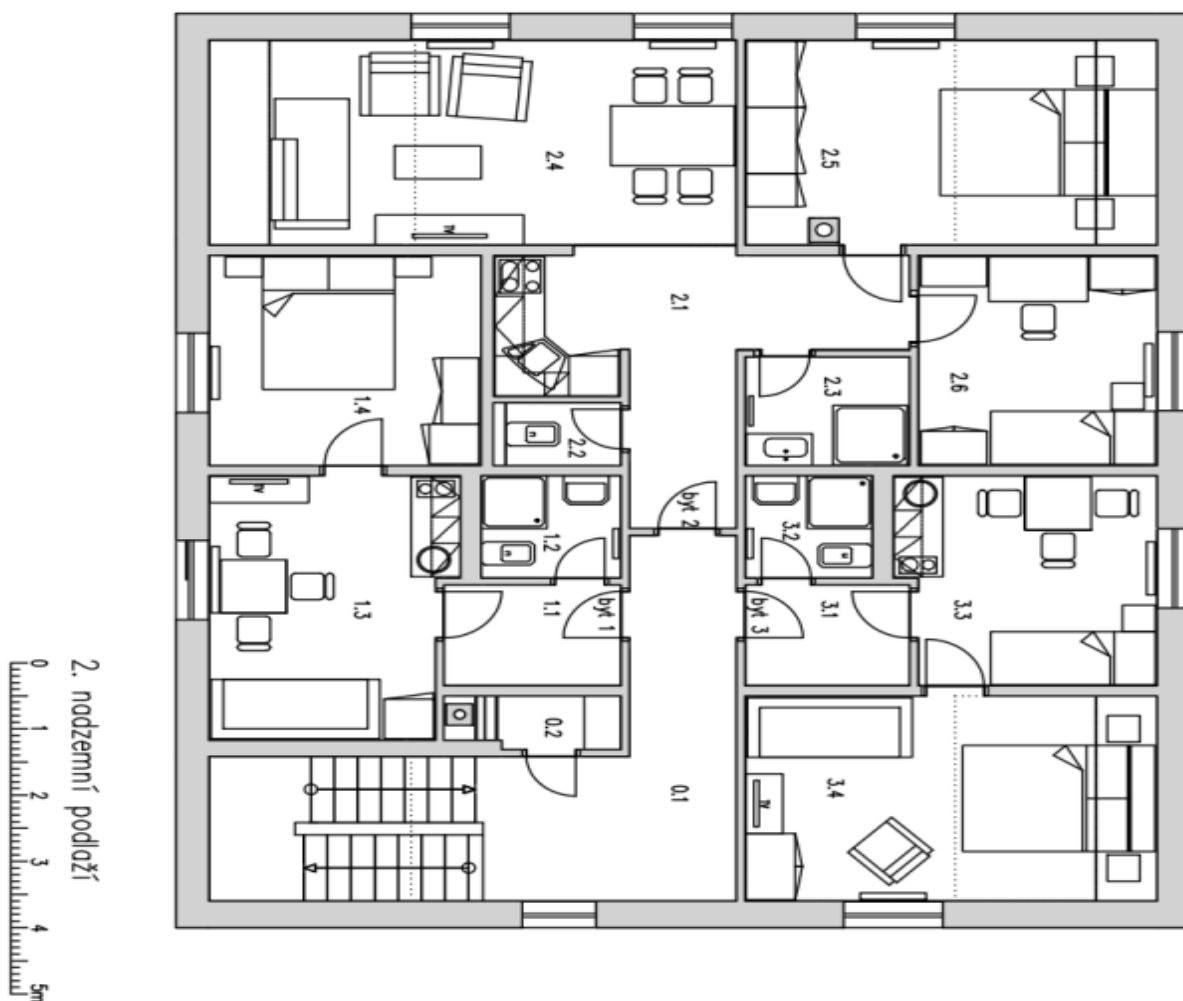




House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní

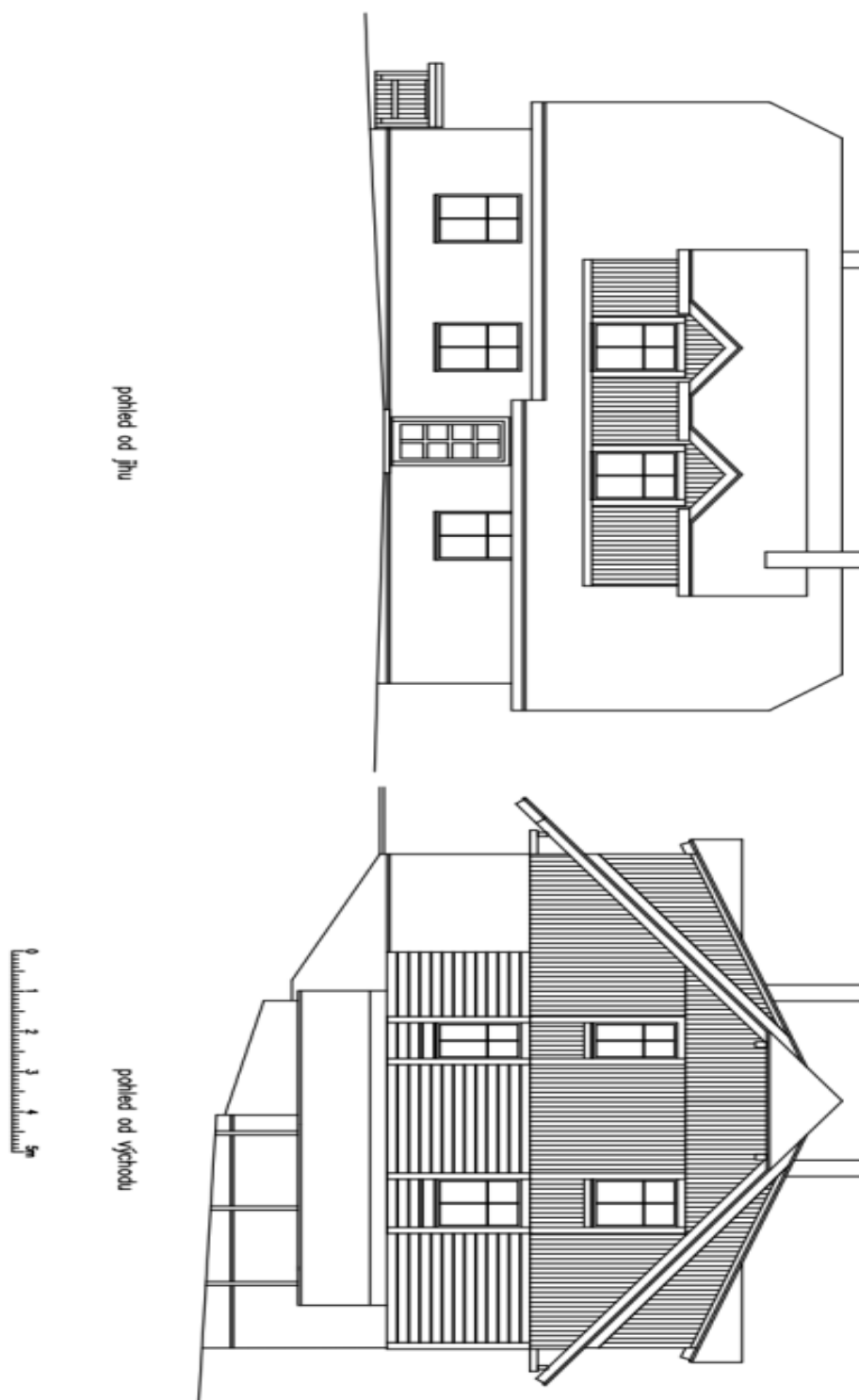




House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní





House Nineteen-bedroom (20+kk)

€ 1 015 022 | CZK 25 000 000

482 m², Trutnov, Janské Lázně, Lesní

