



Apartment Studio (1+kk)

41.2 m², Semily, Vítkovice

€ 241 624 | CZK 5 950 000





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Total area	41 m²
Parking	Wide (wheelchair-accessible) garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107904



* 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 mountain accommodation unit combines the possibility of private recreation and a stable financial investment. This resort-style hotel with premium services, including a swimming pool, fitness center, and wellness area, is located in the heart of the Krkonoše National Park, near Horní Mísečky, Špindlerův Mlýn, and Rokytnice nad Jizerou.

The floor area of the apartment, located on the ground floor, is divided into a living room with a kitchen, dining, relaxation, and sleeping area, a bathroom (with a walk-in shower), a separate toilet with a sink, and an entrance hall. The living room is extended by a 15-square-meter south-facing terrace.

The entire barrier-free complex was built with respect for nature and admiration for traditional Krkonoše architecture. The impressive combination of wood, stone, glass, concrete, and other modern materials ensures a timeless aesthetic, while the use of solid wood in the custom-designed interior furnishings creates a warm and cozy atmosphere. The apartment includes a wide (wheelchair-accessible) garage parking space and a storage unit. The unit is bound by a hotel operation contract and lease with the resort until the end of 2032, allowing owners to use the apartment free of charge, including all services, for six weeks per year. The resort offers top-tier services and amenities, including a reception, wellness and spa facilities, a swimming pool with a Jacuzzi, a climbing wall, a restaurant with a children's play area, an air-conditioned fitness center, a yoga studio, a children's playroom, an outdoor playground, a bike room, and a ski storage area.

The village is situated within the Krkonoše National Park at an altitude of 683 meters. The Jizerka ski lift and Aldrov ski area operate directly next to the resort, with major modern ski resorts such as Rokytnice nad Jizerou and Špindlerův Mlýn within easy driving distance. The surrounding area is interwoven with groomed cross-country ski trails and, during the warmer months, bike routes. The village also features singletrack trails for mountain biking.

Floor area 41.2 m², terrace 15 m².

When purchasing the property as a company, VAT deduction can be applied.

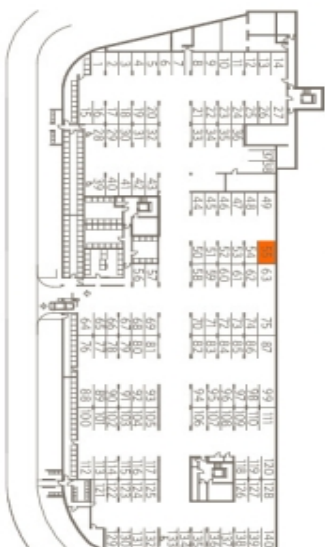
41.2 m², Semily, Vítkovice

Situace | Location

Byt v 1. NP | Flat on the ground floor



Garážové stání a sklepy v 1. PP | Parking and storage in the basement



1. NP	1+k	40.6 m ²
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Plot B1.5

Ground floor | 1 room

01 Vstupní hala | Entrance hall

 0.8 m^3

02 WC | Lavatory

 1.6 m^2

03	Pokoј + koupelna Room + bathroom	31.6 m ²
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Užitná plocha celkem | Net floor area 39,0 m²
Podlahová plocha celkem | Gross int. area* 40,6 m²

04 Terasa | Terrace

 150 m^3

Exterier celkem | Exterior total

15.0 m²

V ceně bytu je 1 garážové stání a sklep

1 garage parking space and a storage room are included in the price of the flat.

*Podlahová plocha je vypočítaná podľa nariadení vlády č. 366/2013

5b. jehodoušková plocha označená písmenem I (stavem odhodnoteným až po vyření půdorysné plochy všech světlých nosných konstrukcí uvnitř objektu Mezzaninje balcony, lodžie, terasy, předzdvíhací a jiné zpevněné plochy

*Gross rental area is calculated in conformance with the Government directive No. 366/2013 SP, as the plan area bounded by inside surfaces of peripheral walls, including the plan areas of all bearing and partition walls inside the apartment. It does not include balconies, loggias, terraces, front gardens and other paved areas.