



## Apartment Studio (1+kk)

41.2 m², Semily, Vítkovice

€ 244 253 | CZK 5 950 000



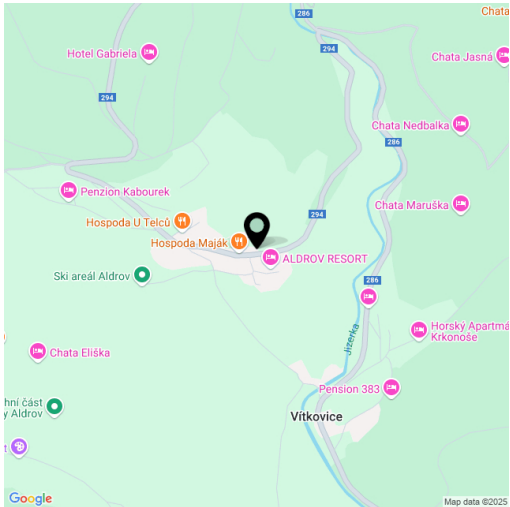


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Total area	41 m²
Parking	Wide (wheelchair-accessible) garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107904



\* 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.

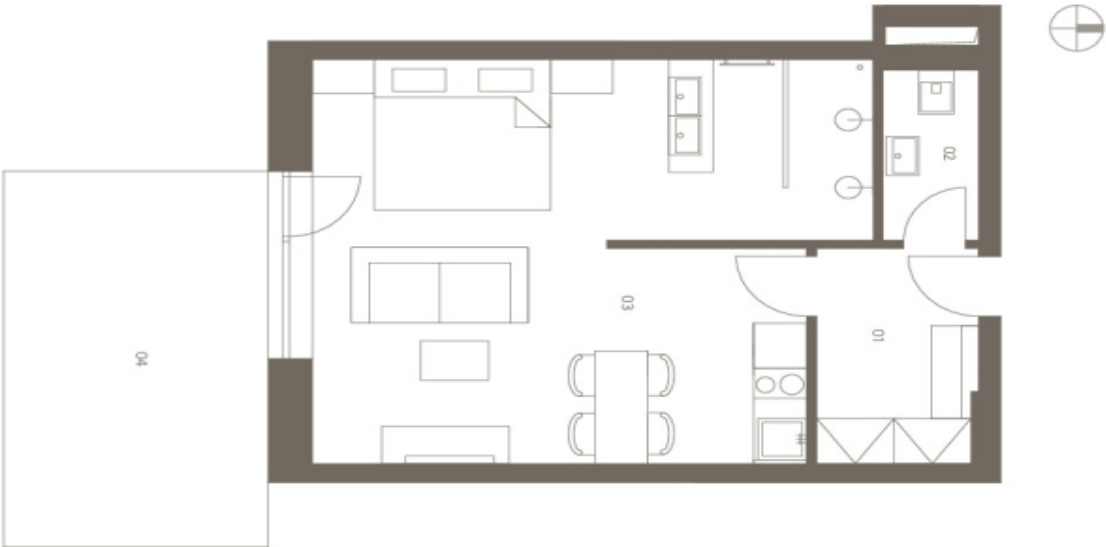




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<b>Byt B1.5</b>		<b>1. NP   1+kk   40.6 m²</b>
Flat B1.5		
Ground floor   1 room		
01	Vstupní hala   Entrance hall	4.8 m²
02	WC   Lavatory	2.6 m²
03	Pokoj + koupelna   Room + bathroom	31.6 m²
Úžitná plocha celkem   Net floor area		39.0 m²
Podlahová plocha celkem   Gross int. area*		40.6 m²
04	Terasa   Terrace	15.0 m²
Exteriér celkem   Exterior total		15.0 m²

**V ceně bytu je i garážové stání a sklep.**  
\* 1 garage parking space and a storage room are included in the price of the flat.

\*Podlahová plocha je vypočtena podle národního výkazu č. 366/2013 Sb., jeho podstatná část je vymezena vnitřními stěnami obvodových zdí bytu včetně podlahové plochy všech nosných i nenosných konstrukcí uvnitř bytu. Nezávislé balkony, lodžie, terasy, představenky a jiné sporné plochy.

\*Gross floor area is calculated in compliance with the Government decree No. 366/2013 Sb., as the plan area bounded by inside surfaces of peripheral walls, including the plan areas of all balconies, loggias, terraces, front gardens and other paved areas.