



House Four-bedroom (5+kk)

237 m², Semily, Semily

€ 1 087 662 | CZK 26 800 000





House Four-bedroom (5+kk)

€ 1 087 662 | CZK 26 800 000

237 m², Semily, Semily

Total area	237 m²
Plot	800 m²
Foot print	137 m²
Floor area	188 m²
Terrace	26 m²
Parking	Garage
Garage	24 m²
Cellar	-
PENB	C
Reference number	108582



This new stylish mountain chalet on a large plot in a beautifully quiet part of Harrachov is located right next to a forest and within walking distance of the center of a popular Krkonoše resort. The planned completion date of the construction (excluding the interior) is by the end of 2025.

At garden level, the house will feature a living area with a kitchen and dining room, a hallway, a toilet, and a **sauna**. The living room will have access to a **southeast-facing terrace**. On the entrance level, there is a planned guest room, a bathroom, and a vestibule accessible both from the outside and directly from the **garage**. The private area in the attic will include a master bedroom with an en-suite bathroom, two additional bedrooms, a bathroom, and a **walk-in closet**.

The buyer can choose between a **shell & core version**, where only load-bearing structures will be completed in the interior and utility connections will be brought to the utility room on the ground floor. Another option is completion to the **standard** shown in the visualizations (excluding the fireplace, kitchen, furniture, and accessories). Wastewater will be treated via a domestic wastewater treatment plant with infiltration, and heating will be provided by a heat pump. The property will be accessible **year-round via a maintained road**. The listed purchase price applies to the shell & core finish; completion to the standard shown will increase the price by CZK 6,200,000.

This charming location lies right next to the **forest** near the border of the **Krkonoše National Park**. At the same time, it's within walking distance of a supermarket, the local glassworks with a museum and brewery, and the **Delta chairlift**. **Hiking and cycling trails**—leading, for example, to the **Mumlava Waterfalls** or across the border into the **Polish side of the Krkonoše**—can be accessed just a short distance from the house. A **biathlon loop** runs around the property. Harrachov offers a variety of restaurants, shops, and sports equipment rentals, along with extensive recreational opportunities in all seasons. The town is easily accessible not only by car but also by **direct bus connections from Prague** and by train from Liberec.

Total area 237.1 m² (of which interior 187.5 m², garage 23.6 m² and terrace 26 m²), built-up area 137 m², plot 800 m².



House Four-bedroom (5+kk)

237 m², Semily, Semily

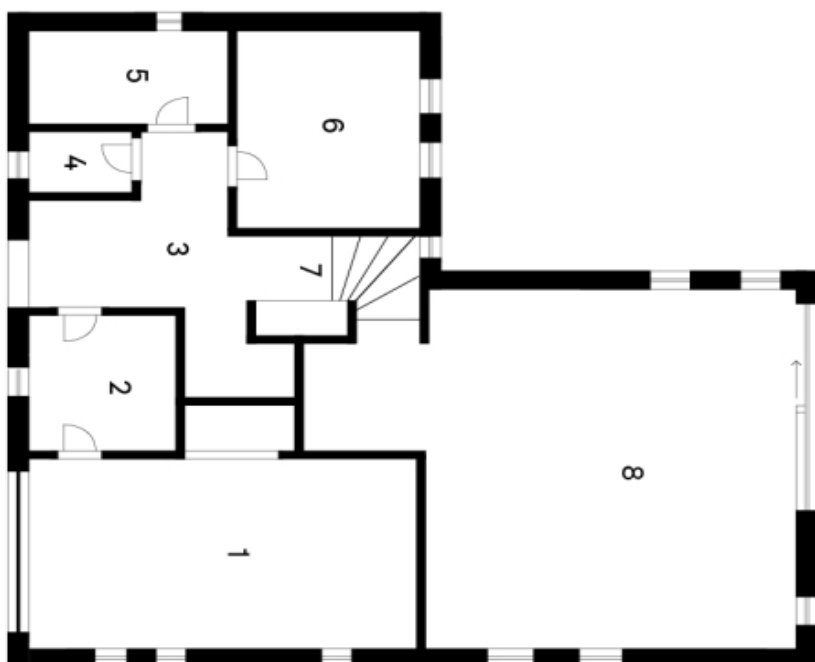
€ 1 087 662 | CZK 26 800 000

Huťský kout

Rodinný dům 5+kk

1. NP

1	Garaž	23,59 m²
2	Lýžárna	5,97 m²
3	Zádveří, chodba	11,81 m²
4	WC	1,74 m²
5	Koupelna	5,26 m²
6	Pokoj pro hosta	10,68 m²
7	Schodiště	2,32 m²
8	Obýtný prostor + KK	42,52 m²
Užitná plocha podlaží		103,89 m²





House Four-bedroom (5+kk)

237 m², Semily, Semily

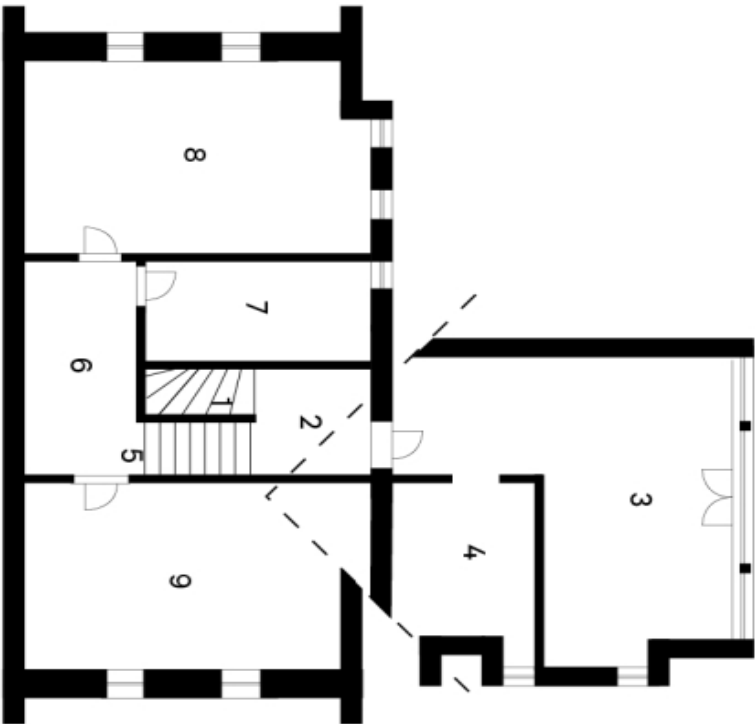
€ 1 087 662 | CZK 26 800 000

Huťský kout

Rodinný dům 5+kk

2. NP

1	Schodiště	2,25 m²
2	Podesta	4,07 m²
3	Ložnice, šatna	29,74 m²
4	Koupelna	8,36 m²
5	Schodiště	1,75 m²
6	Hala, chodba	9,78 m²
7	Koupelna	6,67 m²
8	Pokoj	22,52 m²
9	Pokoj	22,05 m²
Užitná plocha podlaží		107,19 m²





House Four-bedroom (5+kk)

237 m², Semily, Semily

€ 1 087 662 | CZK 26 800 000

