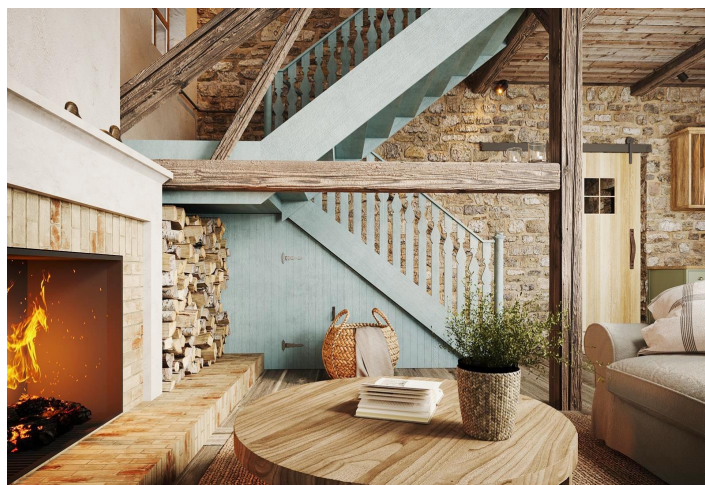




House Four-bedroom (5+kk)

255 m², Semily, Semily

€ 1 168 831 | CZK 28 800 000





House Four-bedroom (5+kk)

€ 1 168 831 | CZK 28 800 000

255 m², Semily, Semily

Total area	255 m²
Plot	821 m²
Foot print	115 m²
Floor area	182 m²
Terrace	54 m²
Parking	Garage
Garage	20 m²
Cellar	-
PENB	C
Reference number	108585

This new stylish mountain chalet on a large plot in a beautifully quiet part of Harrachov is located right next to a forest, within walking distance of the center of a popular Krkonoše resort. The planned completion date of the construction (excluding the interior) is 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 a **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 255.1 m² (of which interior 181.69 m², garage 19.51 m² and terrace 53.9 m²), build-up area 114.7 m², plot 821 m².





House Four-bedroom (5+kk)

255 m², Semily, Semily

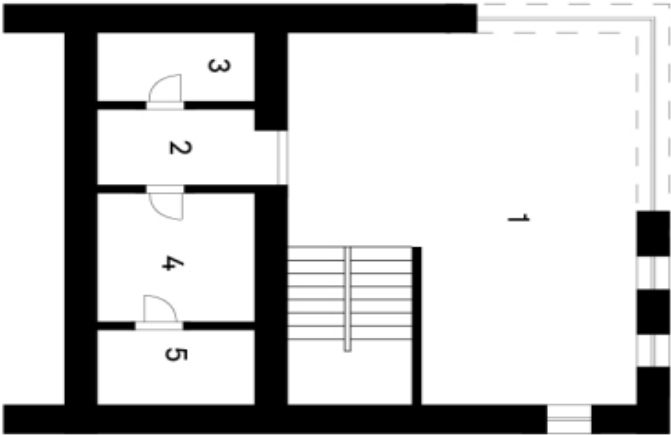
€ 1 168 831 | CZK 28 800 000

Hutský kout

Rodinný dům 5+kk

1. PP

1	Obytný prostor + KK	40,57 m²
2	Chodba	4,27 m²
3	WC	3,44 m²
4	Koupelna	6,70 m²
5	Sauna	4,16 m²
Užitná plocha podlaží		59,13 m²





House Four-bedroom (5+kk)

255 m², Semily, Semily

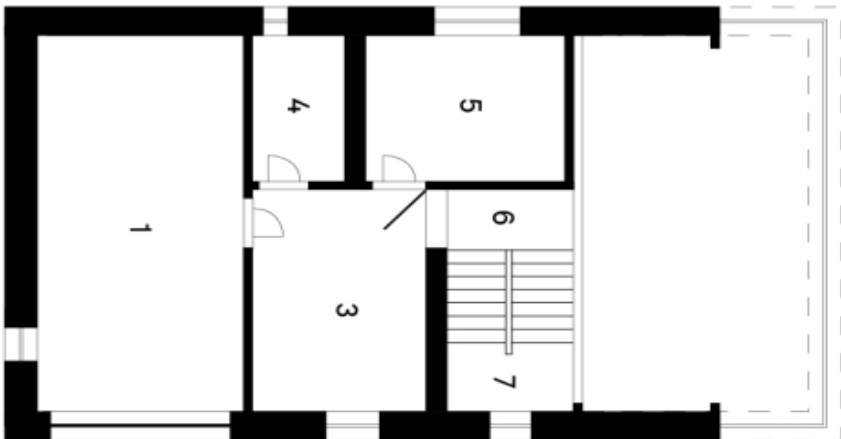
€ 1 168 831 | CZK 28 800 000

Huťský kout

Rodinný dům 5+kk

1. NP

1	Garáž	19,51 m²
2	Lyžárna	5,78 m²
3	Zádvěří, chodba	12,34 m²
4	Koupelna	4,64 m²
5	Pokoje pro hosta	9,72 m²
6	Galerie	2,59 m²
7	Schodiště	6,57 m²
Užitná plocha podlaží		61,13 m²





House Four-bedroom (5+kk)

255 m², Semily, Semily

€ 1 168 831 | CZK 28 800 000

Huťský kout

Rodinný dům 5+kk

2. NP

1	Schodiště	6,57 m²
2	Chodba, Šatna	11,30 m²
3	Koupelna	6,57 m²
4	Pokoj	15,18 m²
5	Pokoj	14,41 m²
6	Ložnice	28,28 m²
7	Koupelna	7,76 m²
Užitná plocha podlaží		90,07 m²

