



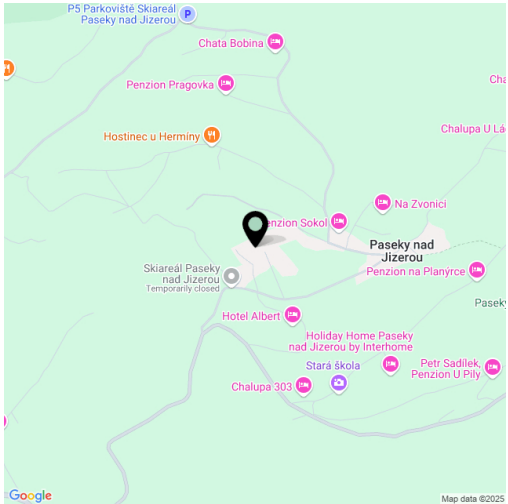


Land

1 581 m², Semily

€ 263 852 | CZK 6 500 000

Price per sq. m.	4 111 CZK
Total area	1 581 m²
Land type	Housing
Reference number	108818



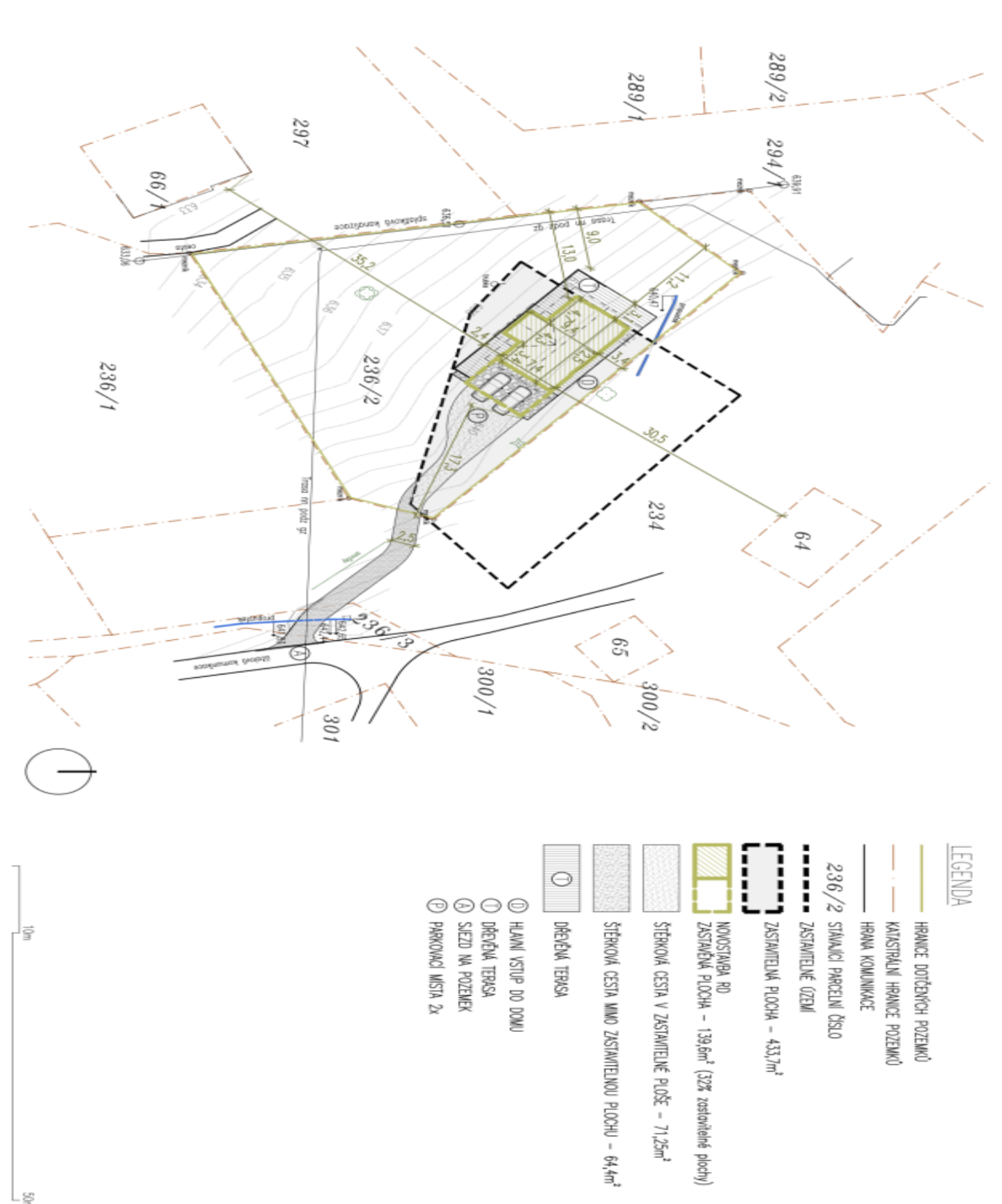
This plot of land with an architectural design for a family home is located on a southwestern slope, right next to the Paseky nad Jizerou ski resort. The resort is situated in a beautiful area between the Jizera Mountains and Krkonoše mountains.

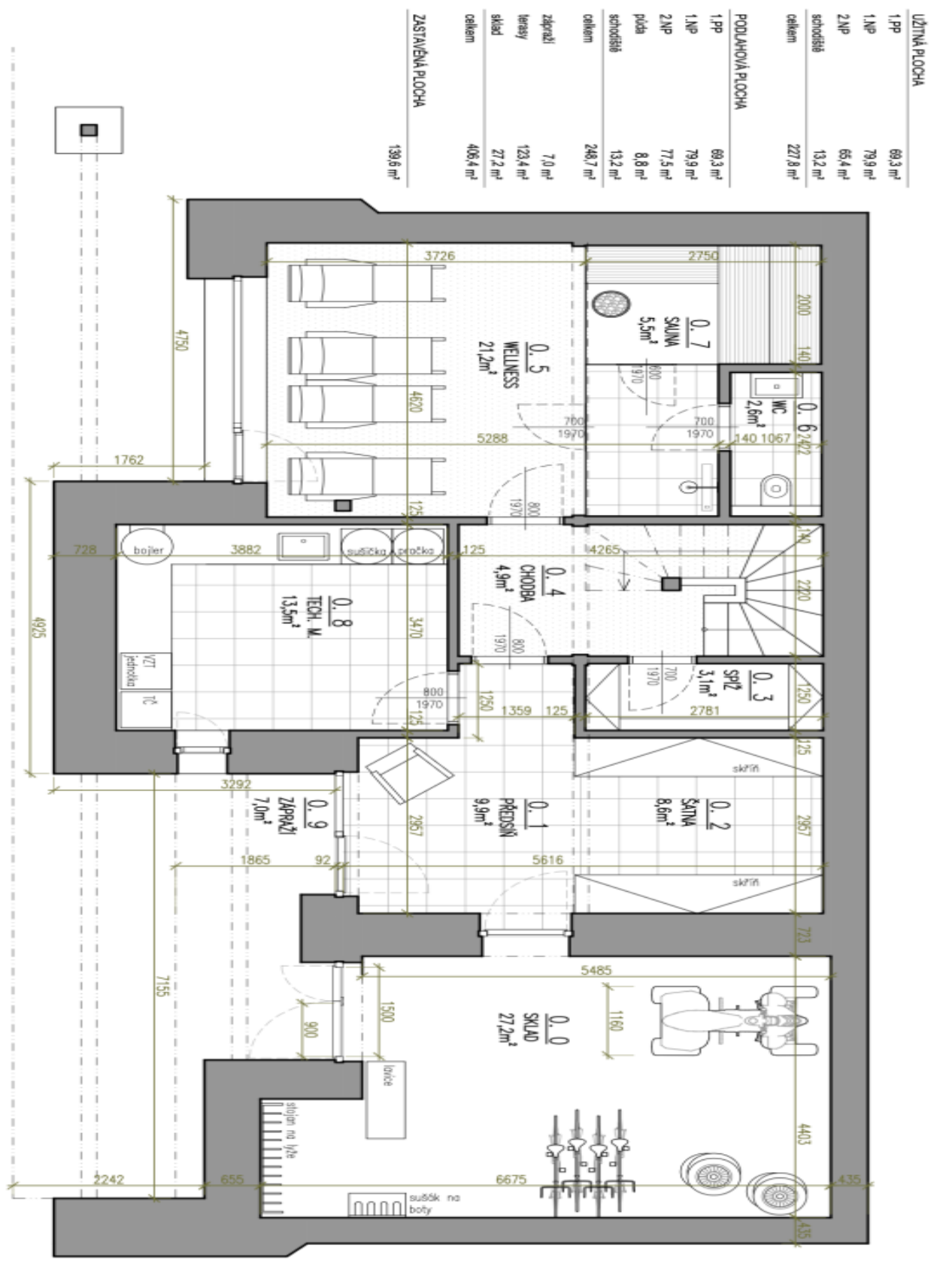
The plot of land is designed for a **timber structure house** with one underground level, one above-ground floor, and an attic living space. The basement is planned to include a **wellness area** with a **sauna**, a bicycle/ski storage room, storage space for garden tools, a cloakroom, a pantry, a utility room, a toilet, and a hallway. The ground floor will feature a large living area with a **fireplace** and open plan kitchen, a guest room, a bathroom, and a hallway, seamlessly connecting to the **terraces**. The attic will accommodate 3 bedrooms and a bathroom.

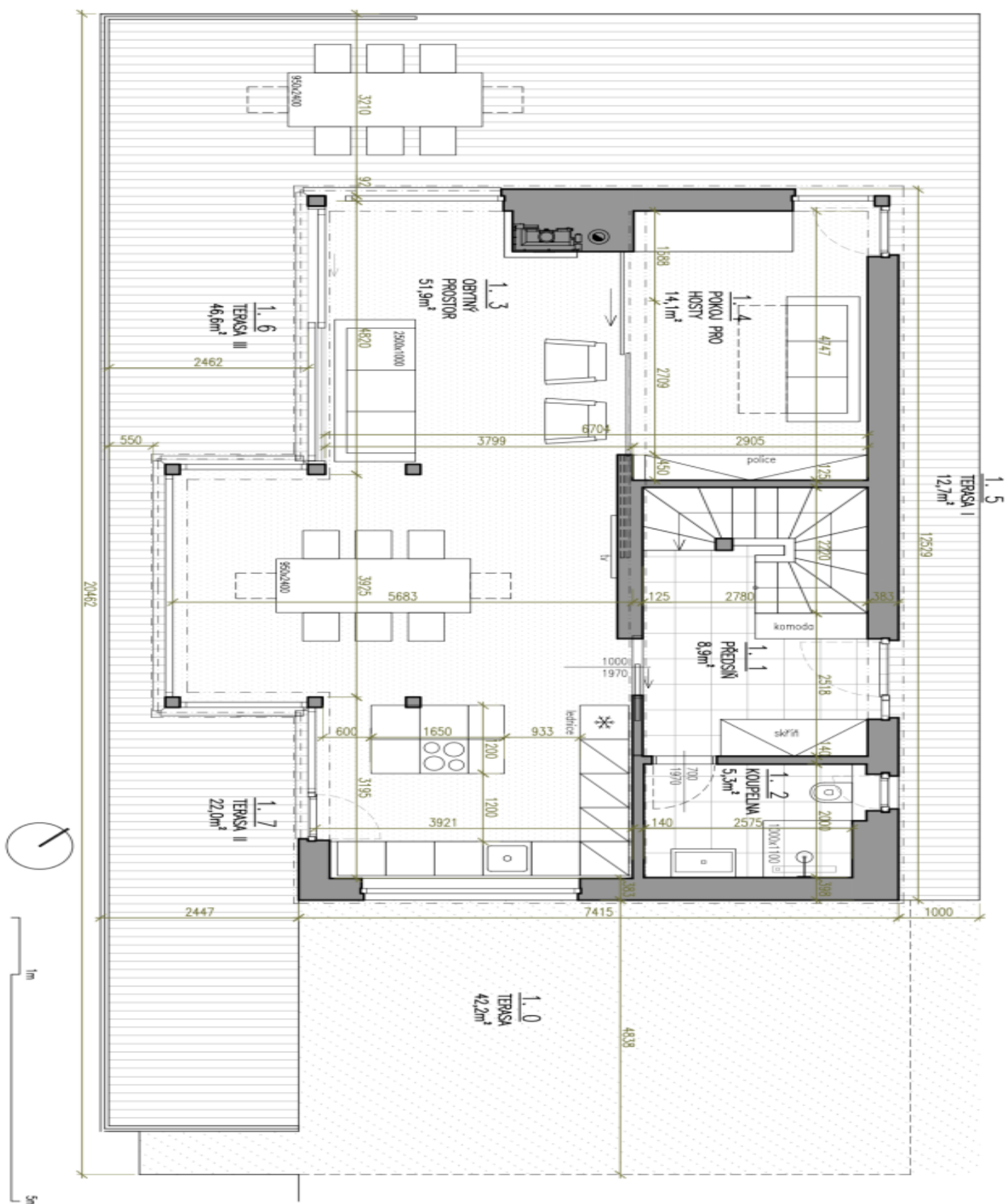
The buildable area of the plot is 433.7 m², with the planned construction covering 139.6 m² and the usable area of the house being 227.8 m². The design includes **2 parking spaces** on the plot. Utility networks are located at the edge of the land, and the area is easily accessible via a **year-round maintained road**.

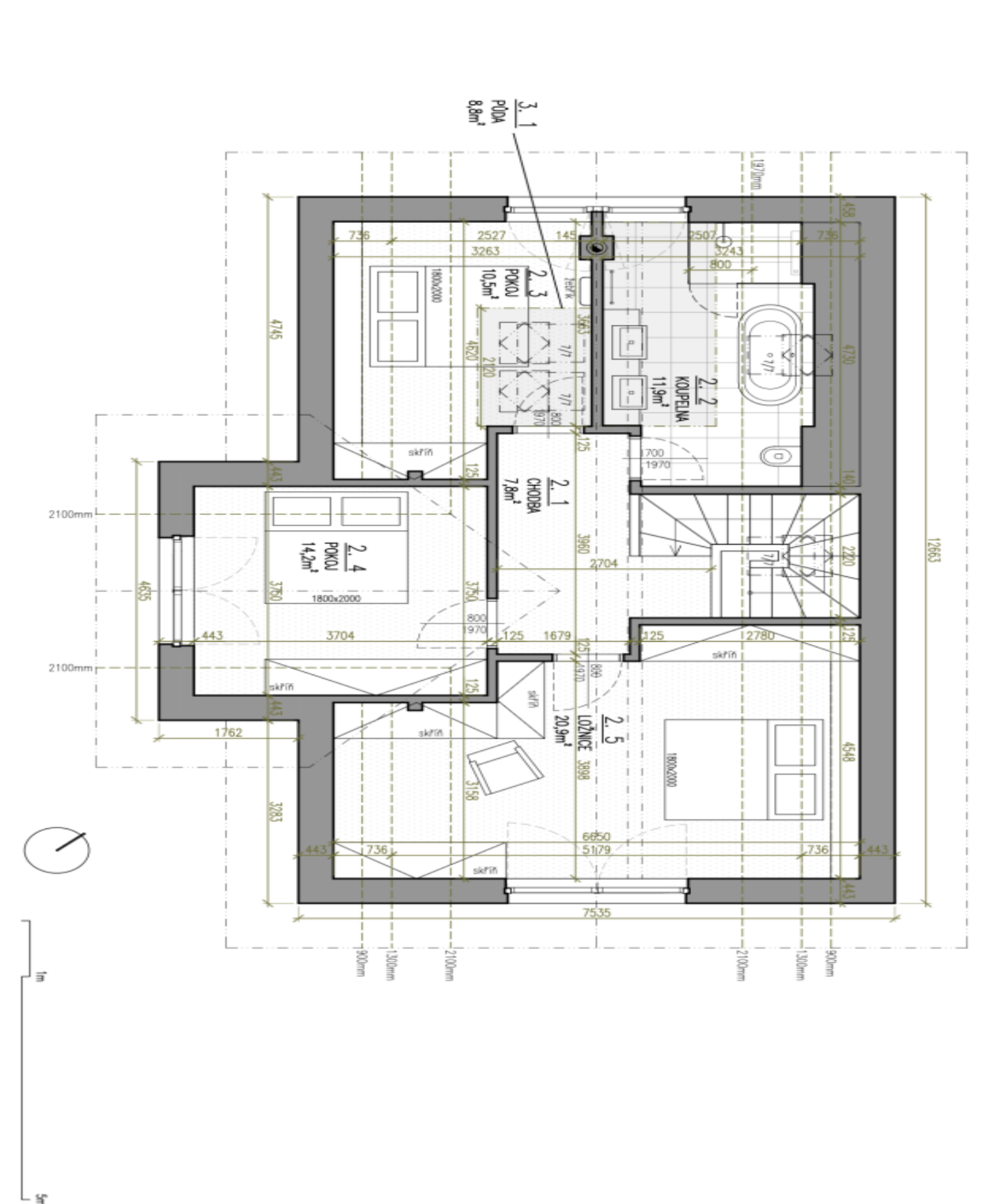
This excellent location is situated right next to the **four-chair ski lift** and lifts for the red and blue ski slopes. The village offers restaurants and snack bars, with additional amenities just a short drive away. The mountain resort is surrounded by **stunning nature**, with the **Jizera Mountains Protected Landscape Area (CHKO)** on one side and the **Krkonoše National Park** on the other. The drive from the outskirts of Prague takes approximately 1.5 hours.

Total area 1,581 m².











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1581 m², Semily

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