





## Land

821 m<sup>2</sup>, Semily

€ 686 134 | CZK 16 800 000

|                  |                    |
|------------------|--------------------|
| Price per sq. m. | 20 463 CZK         |
| Total area       | 821 m <sup>2</sup> |
| Land type        | Housing            |
| Reference number | 42962              |

**This exclusive plot of land with a project for the construction of a mountain cottage and a valid building permit is set in a nice and quiet part of Harrachov, right next to a forest and within walking distance of the center of this popular Krkonoše Resort.**

The plot of land has an area of approx. 821 sq. m. and **utility connections** (water supply, electricity). Waste will be solved with a water purifier and heating by a heat pump. A **year-round access road** leads to the property.

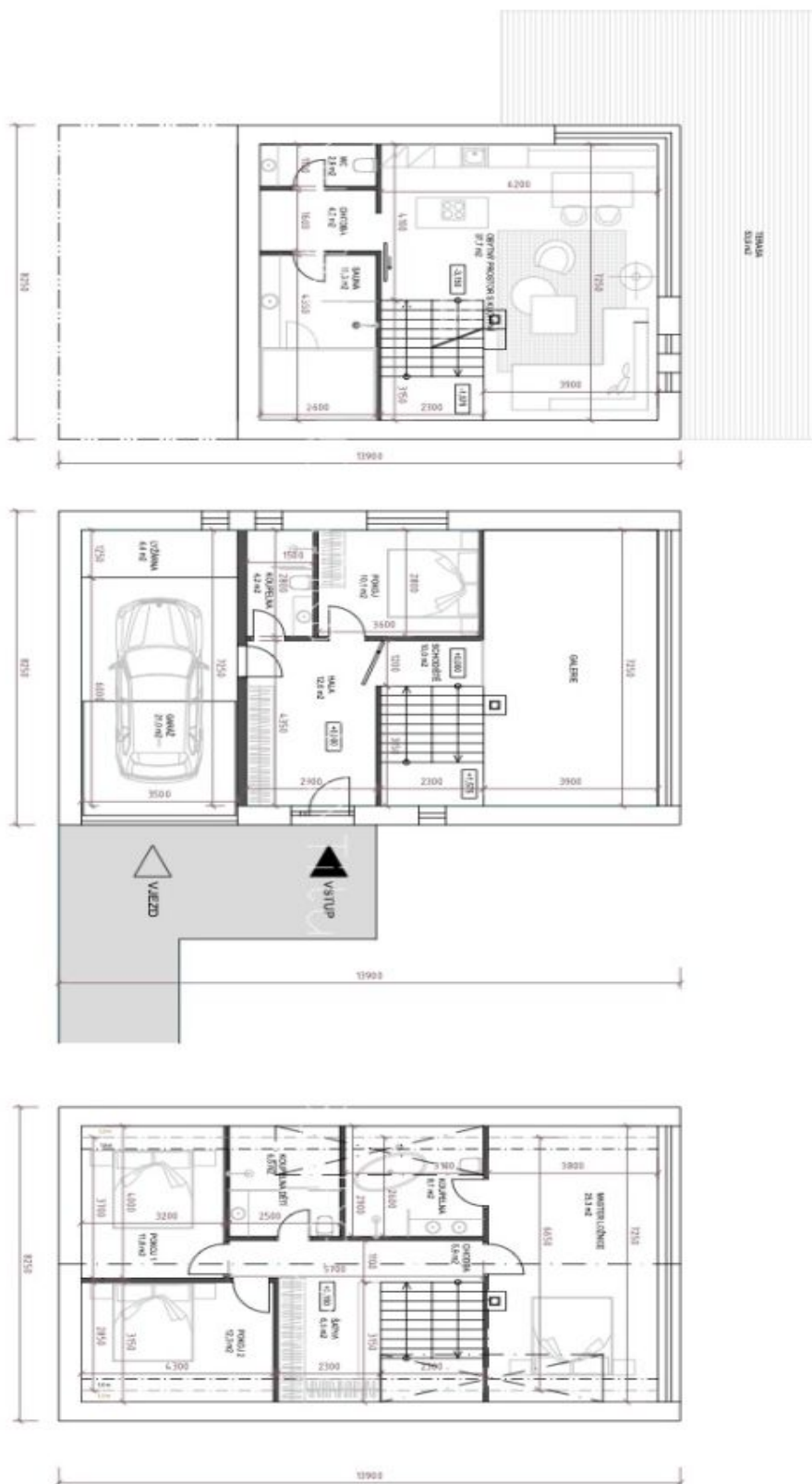
The offer includes an **architectural project for a house** with 1 above-ground floor and a residential attic. According to the project, a living space with a kitchen and dining room, a hallway, a toilet, and a sauna can be created at the garden level. From the living room you can enter the **southeast-facing garden terrace**. A guest room, bathroom, and entrance hall with an entrance from the outside and from the **garage** are planned on the ground floor. The quiet zone in the attic will consist of a master bedroom with an en-suite bathroom, 2 other bedrooms, a bathroom, and a dressing room.

A unique location right next to a **forest**, off the main tourist routes, guarantees **peace**, while at the same time, there is a supermarket, a glass factory, a bobsleigh track, or the Delta cable car within walking distance. Near the house are **hiking and cycling trails**, leading, for example, to the **Mumlava Waterfalls** or to the **Polish side of the Krkonoše Mountains**. Harrachov offers a selection of restaurants, sports equipment stores, and, above all, a wide range of sports activities in every season. The village is easily accessible even in winter, not only by car but also by direct bus connections from Prague or by train from Liberec.

Total area 821 m<sup>2</sup>.



CHATY HARACHOV | OBJEKT 2 | 1. PODZEMNÍ PODLAŽÍ A PODKROVÍ | 1:100 | DISPOZIČNÍ ŘEŠENÍ DOMU



1. PODZEMNÍ PODLAŽÍ  
ZASTAVĚNÁ PLOCHA: 114,7 m<sup>2</sup>  
CELKOVÁ VNĚJŠÍ PLOCHA: 81,7 m<sup>2</sup>  
CELKOVÁ VNITŘNÍ PLOCHA: 64,5 m<sup>2</sup>

1. NADZEMNÍ PODLAŽÍ  
CELKOVÁ VNĚJŠÍ PLOCHA: 114,7 m<sup>2</sup>  
CELKOVÁ VNITŘNÍ PLOCHA: 86,3 m<sup>2</sup> (BEZ PLOCHY SCHODIŠTĚ)

PODKROVÍ  
CELKOVÁ VNĚJŠÍ PLOCHA: 114,7 m<sup>2</sup>  
CELKOVÁ VNITŘNÍ PLOCHA: 78,6 m<sup>2</sup>  
(PLOCHA ZAPočítává V ÚROVNI SVĚTLÉ VÝŠKY 1,3 M V PODKROVÍ, BEZ PLOCHY SCHODIŠTĚ)

