# **PHILIP&FRANK**

PREMIUM REAL ESTATE SERVICES



### **Two-bedroom Apartment**

92 m<sup>2</sup> Semily

## Price upon request



# Layout **Two-bedroom**

Area 92 m²

Terrace 10 m<sup>2</sup>

Are you considering buying an apartment in a picturesque mountain setting? We have an interesting offer for you. It involves attractive apartments located right in the heart of the Krkonoše mountains in the village of Rokytnice nad Jizerou. 3 modern apartment buildings offer a total of 39 apartments with stunning views of the mountain panoramas, set to be completed in 2027, and provide comfortable living with a high emphasis on quality, detail, and modern technology. Rokytnice nad Jizerou is becoming an attractive ski resort of the future, thanks to planned investments that include the modernization of the snowmaking system and the construction of new cable cars.

The offered apartment named "Medvědí" is situated on the fourth floor and has a total living area of 102 sq.m. The apartment also includes a terrace of 10 sq.m., providing an ideal place for relaxation with views of the surrounding nature. An advantage is the southern orientation of the apartment, which makes the interior bright and sunny for most of the day. It is 2 bedroom layout with a spacious

Floor area	92 m²
Terrace	10 m²
Floor	4
Elevator	Ano
Building energy rating	C

IČO: 04116232 DIČ: CZ04116232

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living room, two bedrooms, and two bathrooms.

It includes underfloor heating, complete bathroom equipment, and a kitchen unit including appliances, with the possibility to customize surface materials according to the buyer's wishes.

Thanks to an elevator, the apartment is easily accessible even for people with reduced mobility. It is possible to purchase a garage space or an outdoor parking spot for each apartment, which is a significant benefit in the mountain area.

The construction is thoughtfully designed down to the finest details for the owner's comfort, whether due to the sports facilities or modern technologies including high-speed optical internet. The building will also feature a wellness area with a Finnish sauna and a relaxation zone.

This apartment is an ideal choice not only for mountain and nature lovers but also for those looking for a great investment opportunity in a rapidly developing mountain resort. The location offers excellent facilities for year-round sports activities – nearby are ski resorts, hiking trails, and bike paths. Right next to the building is a Ski-bus stop, and in Rokytnice nad Jizerou, you will find complete civic amenities. A great opportunity for both recreational living and investment.





## VÁŠ MAKLÉŘ



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#### 3+KK | MEDVĚDÍ | BUDOVA SKIALP

1.01	Obývací pokoj + kuchyň	<b>36,6</b> m²
1.02	Hlavní ložnice	<b>19,4</b> m <sup>2</sup>
1.03	Ložnice	<b>16,1</b> m <sup>2</sup>
1.04	Koupelna	<b>6,8</b> m²
1.05	Koupelna	<b>3,1</b> m <sup>2</sup>
1.06	Úložný prostor	<b>2,2</b> m <sup>2</sup>
1.07	Chodby	<b>7,7</b> m <sup>2</sup>
Užitno	á plocha	<b>91,9</b> m²

**1.08** Terasa **10,4** m<sup>2</sup>











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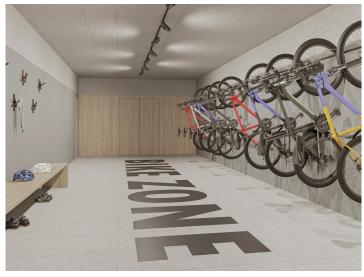














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