



🏠 55 m<sup>2</sup> 📄 Pec pod Sněžkou, Trutnov, Hradec Králové Region 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**  
PROJECT MANAGER

sarka.ticha@luxent.cz  
+420 734 445 445

|                              |  |                                    |                         |
|------------------------------|--|------------------------------------|-------------------------|
| Order number                 | <b>Z0-9</b>  | Price                              | <b>on request</b>       |
| Address                      | <b>Pec pod Sněžkou, Trutnov, Hradec Králové Region</b> | Type                               | <b>Apartments</b>       |
| Disposition                  | <b>2 + kitchenette</b>                                 | Usable area                        | <b>55 m<sup>2</sup></b> |
| Floor area                   | <b>69 m<sup>2</sup></b>                                | Energy performance of the building | <b>C - Economical</b>   |
| Floor                        | <b>1st underground floor</b>                           | Number of floors                   | <b>3</b>                |
| Number of underground floors | <b>1</b>   | Terrace                            | <b>14 m<sup>2</sup></b> |
| Cellar                       | <b>Yes</b>   |                                    |                         |

## About real estate

We offer a mountain apartment in a new project in Pec pod Sněžkou. It is a new building of 33 apartments with common facilities in an exceptional location at an altitude of 1000 m above sea level directly on the Zahrádky ski slope. You can get unique opportunities to spend your time in the mountains "in your own" and at the same time invest with a return. The apartments will be professionally managed with the provision of rentals and services (catering, transport, mountain program, etc.). All this is taking shape and you can be there at the very beginning and choose the best apartment for you.

The offered apartment has a layout of 2+kt and a total area of 54.5 sqm with a terrace of 13.5 sqm. It offers a bedroom and a living room, both with access to the terrace with a view from the slope towards Pec, a bathroom with a shower and preparation for a sauna, a separate toilet and a hallway with a niche for storage space. The orientation of the windows is along the slope towards the top of the hill. The apartment has a cellar.

The building and the apartments are designed by architects to provide comfort and convenience and attract long-term and prospective tenants. The management and rental of the apartments will be provided to a high quality with a personal touch in cooperation with a reputable local hotel operator. At the same time, the apartments are VAT deductible so that this investment can be incorporated into your business strategy.

The well-known mountain location of Pec pod Sněžkou probably needs little introduction. In the nearby centre of Pec you will find all the infrastructure including restaurants, shops, a doctor, sports equipment rental, ski schools and nurseries or a local swimming pool and bobsleigh run. You can hike and hike all year round, directly from the apartments to the top of Sněžka or Liščí Mountains, to the Černohorské peat bog or the Giant Mine. Transport from Prague is smooth, by car about 100 minutes from Černý Most. Parking and transport within Pec will be provided by the project operator.

The project is expected to be completed by the end of 2026.

For more information please contact our broker.

| The order | Layout          | Floor                 | Usable area        | Living area        | Terrace / Balcony / Loggia                | Garden | Price      |
|-----------|-----------------|-----------------------|--------------------|--------------------|---|--------|------------|
| Z0-1      | 3 + kitchenette | 1st underground floor | 75 m <sup>2</sup>  | 92 m <sup>2</sup>  | 17 m <sup>2</sup> / No / No               | No     | on request |
| Z0-3      | 2 + kitchenette | 1st underground floor | 47 m <sup>2</sup>  | 59 m <sup>2</sup>  | 13 m <sup>2</sup> / No / No               | No     | on request |
| Z0-4      | 2 + kitchenette | 1st underground floor | 46 m <sup>2</sup>  | 59 m <sup>2</sup>  | 13 m <sup>2</sup> / No / No               | No     | on request |
| Z0-5      | 2 + kitchenette | 1st underground floor | 47 m <sup>2</sup>  | 60 m <sup>2</sup>  | 13 m <sup>2</sup> / No / No               | No     | on request |
| Z0-7      | 2 + kitchenette | 1st underground floor | 56 m <sup>2</sup>  | 74 m <sup>2</sup>  | 18 m <sup>2</sup> / No / No               | No     | on request |
| Z0-8      | 2 + kitchenette | 1st underground floor | 37 m <sup>2</sup>  | 50 m <sup>2</sup>  | 13 m <sup>2</sup> / No / No               | No     | on request |
| Z0-9      | 2 + kitchenette | 1st underground floor | 55 m <sup>2</sup>  | 69 m <sup>2</sup>  | 14 m <sup>2</sup> / No / No               | No     | on request |
| Z1-1      | 2 + kitchenette | ground floor          | 56 m <sup>2</sup>  | 63 m <sup>2</sup>  | 7 m <sup>2</sup> / No / No                | No     | on request |
| Z1-2      | 2 + kitchenette | ground floor          | 47 m <sup>2</sup>  | 58 m <sup>2</sup>  | 11 m <sup>2</sup> / No / No               | No     | on request |
| Z1-3      | 3 + kitchenette | ground floor          | 67 m <sup>2</sup>  | 71 m <sup>2</sup>  | No / No / 4 m <sup>2</sup>                | No     | on request |
| Z1-4      | 3 + kitchenette | ground floor          | 77 m <sup>2</sup>  | 80 m <sup>2</sup>  | No / No / 4 m <sup>2</sup>                | No     | on request |
| Z1-5      | 2 + kitchenette | ground floor          | 43 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / 4 m <sup>2</sup>                | No     | on request |
| Z1-6      | 2 + kitchenette | ground floor          | 46 m <sup>2</sup>  | 47 m <sup>2</sup>  | No / No / No                              | No     | on request |
| Z2-1      | 3 + kitchenette | 1st floor             | 65 m <sup>2</sup>  | 79 m <sup>2</sup>  | 10 m <sup>2</sup> / No / 4 m <sup>2</sup> | No     | on request |
| Z2-2      | 3 + kitchenette | 1st floor             | 75 m <sup>2</sup>  | 80 m <sup>2</sup>  | No / No / 5 m <sup>2</sup>                | No     | on request |
| Z2-7      | 3 + kitchenette | 1st floor             | 77 m <sup>2</sup>  | 92 m <sup>2</sup>  | 15 m <sup>2</sup> / No / No               | No     | on request |
| Z2-8      | 3 + kitchenette | 1st floor             | 74 m <sup>2</sup>  | 81 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>                | No     | on request |
| Z2-9      | 4 + kitchenette | 1st floor             | 124 m <sup>2</sup> | 136 m <sup>2</sup> | No / No / 11 m <sup>2</sup>               | No     | on request |
| Z3-1      | 1 + kitchenette | 2nd floor             | 62 m <sup>2</sup>  | 66 m <sup>2</sup>  | No / No / 4 m <sup>2</sup>                | No     | on request |
| Z3-2      | 4 + kitchenette | 2nd floor             | 103 m <sup>2</sup> | 107 m <sup>2</sup> | No / No / 4 m <sup>2</sup>                | No     | on request |
| Z3-3      | 2 + kitchenette | 2nd floor             | 56 m <sup>2</sup>  | 64 m <sup>2</sup>  | No / No / 8 m <sup>2</sup>                | No     | RESERVED   |