



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



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>Z2-2</b>	Price	<b>on request</b>
Address	<b>Pec pod Sněžkou, Trutnov, Hradec Králové Region</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>75 m<sup>2</sup></b>
Floor area	<b>79 m<sup>2</sup></b>	Energy performance of the building	<b>C - Economical</b>
Floor	<b>1st floor</b>	Number of floors	<b>3</b>
Number of underground floors	<b>1</b>	Loggia	<b>5 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 3+kt and a total area of 74.8 sqm with a loggia of 4.7 sqm. It offers two bedrooms, living room with access to the loggia to the SE, bathroom with shower and toilet, separate toilet and a hallway with space for a built-in wardrobe. The orientation of the windows is to the SE and SW with views down the hillside towards Pec. 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>	80 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>	49 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>	49 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>	49 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>	60 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>	39 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>	60 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>	58 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>	50 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>	70 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>	81 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>	45 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>	49 m <sup>2</sup>	No / No / No	No	on request
Z2-1	3 + kitchenette	1st floor	65 m <sup>2</sup>	69 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>	79 m <sup>2</sup>	No / No / 5 m <sup>2</sup>	No	on request
Z2-3	3 + kitchenette	1st floor	75 m <sup>2</sup>	79 m <sup>2</sup>	No / No / 7 m <sup>2</sup>	No	RESERVED
Z2-7	3 + kitchenette	1st floor	77 m <sup>2</sup>	84 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>	80 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>	133 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>	63 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>	109 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>	58 m <sup>2</sup>	No / No / 8 m <sup>2</sup>	No	RESERVED