



 Horní Maršov, Dolní Albeřice, Trutnov, Hradec Králové Region



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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About real estate

Are you looking for a year-round retreat in the heart of the Giant Mountains, with slopes and trails close by, but you don't want to spend your relaxation time in the middle of the crowds? Then you may be interested to know that our company Luxent is preparing the exclusive sale of new top design apartments in a picturesque valley - with year-round maintained road to the house - in the village of Horní Maršov - Dolní Albeřice. The new Albeřice apartments are within a twenty-minute drive from Pec pod Sněžkou or Janské Lázně, and marked cross-country skiing and cycling trails lead directly to Sněžka from the house.

In a beautiful, quiet location with a rich history, in the area of the ancient Celtic settlement, on the later popular smuggler's trail and finally on the site of the original dairy and even later the guesthouse, a newly original stylish project of 11 apartments with a layout of 2+kt - 4+kt (76 m² - 182 m² including terraces), with its own covered parking space, will be built. The concept came from the Morix studio, in cooperation with the developer and design office Kompozitura. The concept and design of the Albeřice apartments will undoubtedly satisfy the most demanding requirements for a highly comfortable second home in the middle of the mountain nature. Each apartment has its own terrace, on the ground floor there are also private front gardens. Storage spaces, including those for ski equipment or bicycles, have been taken into account. The south or west terraces offer views of the meadow and the surrounding countryside, and you can spend pleasant moments of relaxation after sporting activities or walks with your loved ones by the home fireplace. Demanding future owners will also be pleased with the high standards of interior furnishings in rooms and bathrooms in purely natural materials, with abundant use of solid woods, both standard and above standard. Some apartments include home saunas.

Depending on the climatic conditions, construction will start this spring and will be completed by the 3Q 2024. The house will be heated by a heat pump with underfloor heating, and the large-format windows will be equipped with aluminium roller

shutters. The apartments include smart home control. If you would like more information, please contact our project broker who will be happy to answer your questions or arrange a verbal pre-booking.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
AA-1	2 + kitchenette	ground floor	72 m ²	58 m ²	14 m ² / No / No	No	8 990 000 CZK
AA-2	2 + kitchenette	ground floor	72 m ²	58 m ²	14 m ² / No / No	No	RESERVED
AA-3	3 + kitchenette	ground floor	168 m ²	146 m ²	22 m ² / No / No	No	19 990 000 CZK
AA-4	1 + kitchenette	1st floor	46 m ²	39 m ²	No / No / 7 m ²	No	5 990 000 CZK
AA-5	2 + kitchenette	1st floor	59 m ²	48 m ²	No / No / 11 m ²	No	6 990 000 CZK
AA-6	3 + kitchenette	1st floor	166 m ²	143 m ²	No / 21 m ² / 2 m ²	No	21 990 000 CZK
AA-7	2 + kitchenette	1st floor	59 m ²	49 m ²	No / No / 11 m ²	No	8 480 000 CZK
AA-8	2 + kitchenette	2nd floor	53 m ²	48 m ²	No / No / 8 m ²	No	6 990 000 CZK
AA-9	3 + kitchenette	2nd floor	167 m ²	144 m ²	No / 22 m ² / 2 m ²	No	RESERVED
AA-10	3 + kitchenette	2nd floor	116 m ²	92 m ²	No / No / 24 m ²	No	14 980 000 CZK
AA-11	3 + kitchenette	3rd floor	98 m ²	84 m ²	No / No / 14 m ²	No	15 980 000 CZK