Luxent | Exclusive Properties

Sale of an apartment 2+kt/T, 72 sqm, in luxury mountain project Apartments Albeřice, Giant Mountains - Horní Maršov

72 m² | Horní Maršov, Dolní Albeřice, Trutnov, Hradec Králové Region | Reserved

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Šárka Tichá

PROJECT MANAGER

sarka.ticha@luxent.cz

+420 734 445 445

Order number	**AA-2**	Price	**Reserved**
Address	**Horní Maršov, Dolní Albeřice, Trutnov, Hradec Králové Region**	Type	**Apartments**
Disposition	**2 + kitchenette**	Usable area	**72 m²**
Offer status	**Reserved**	Floor area	**58 m²**
Low energy	**No**	Energy performance of the building	**G - Extremely uneconomical**
Floor	**ground floor**	Parking	**Yes**
Terrace	**14 m²**	Lift	**Yes**

About real estate

In the newly built project Apartments Albeřice we offer for sale an apartment with 2+kt and a living area of 58,4 sqm with a terrace of 13,6 sqm - a total of 72 sqm. The apartment is located on the ground floor of the project and is oriented to the SW. It is furnished to a high standard, which can be expanded to a higher standard, especially in the extent of lining the walls and ceilings of individual rooms with rustic aged wood. The apartment includes storage space in a secure separate storage room. It further includes a covered parking space. There will also be a shared ski room on the ground floor with lockers.

The unique project - luxury mountain apartments Alberice - offers originality and high quality in an intimate mountain luxury "cottage" with only eleven apartments, except for the ground floor always a maximum of three apartments per floor. It is located in the picturesque, easily accessible year-round village of Dolní Alberice, which is one of the few villages to have retained its original Krkonoše character.

The new residence was created by the architects of Morix studio and is intended for lovers of privacy, original architecture and distinctive style. The apartments have well thought out layouts and novel interior design in a modern rustic mountain style with balconies or terraces and a front garden on the ground floor. Parking is covered at the house and the apartments have ample storage for the whole family's bikes, SNBs and skis in the cellars and in the communal ski room with lockable boxes. The house has an elevator, high standard common area amenities, is heated by heat pumps and the apartments include external blinds and a SMART control system as standard.

The Albeřice Apartments project will be built in Dolní Albeřice - 4 km north of Horní Maršov on the site of a former dairy and later a guesthouse, in the tranquility of unspoiled nature, completely away from the tourist crowds, and yet only 15 minutes by car to the slopes of the mountain resorts of Pec pod Sněžkou, Svoboda nad Úpou or Jánské Lázně. An all-year-round maintained asphalt road leads up to the door. Near the project there is a family ski lift and right around the door of the house lead hiking trails and bike paths - when, for example, to the cable car under Sněžka or to Horní Malá Úpa to the brewery Trautenberk in Horní Maršov can be reached in about an hour by bike. Near the apartment house there is a traditional hotel Vápenka with a restaurant and other smaller refreshment places, as well as a bicycle rental or museum Vápenka. Dolní Albeřice has preserved the original untouched mountain character of a Krkonoše village with a tradition of many centuries, without the density of new construction and the onslaught of tourism. For more abundant amenities and social life you can reach it comfortably within a quarter of an hour by car. The whole valley and the surrounding area of the project is peaceful and allows free movement not only for your children in the open mountain nature of sloping meadows and nearby forest. It's a place that will enchant you if you prefer your privacy, free from the whirlwind of mountain resorts but within minutes of anytime. For more information, please contact our office.

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	on request
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	on request
AA-4	1 + kitchenette	1st floor	46 m^2	39 m^2	No / No / 7 m^2	No	on request
AA-5	2 + kitchenette	1st floor	59 m^2	48 m^2	No / No / 11 m^2	No	on request
AA-6	3 + kitchenette	1st floor	166 m^2	143 m^2	No / 21 m^2 / 2 m^2	No	on request
AA-7	2 + kitchenette	1st floor	59 m^2	49 m^2	No / No / 11 m^2	No	on request
AA-8	2 + kitchenette	2nd floor	53 m^2	48 m^2	No / No / 5 m^2	No	on request
AA-9	3 + kitchenette	2nd floor	167 m^2	144 m^2	No / 22 m^2 / 2 m^2	No	on request
AA-10	3 + kitchenette	2nd floor	116 m^2	92 m^2	No / No / 24 m^2	No	RESERVED
AA-11	3 + kitchenette	3rd floor	98 m^2	84 m^2	No / No / 14 m^2	No	on request