

## Holiday Apartment , Vysoké Tatry

**925 000 €**



Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - FOR SALE A LUXURIOUS 3-ROOM APARTMENT IN AN EXCEPTIONAL LOCATION IN TATRANSKÁ LOMNICA

**HERRYS real estate agency** offers for sale a **unique, exclusive 3-room apartment in an attractive ski-in, ski-out location in Tatranská Lomnica**, directly below the valley station of the cable car. This extraordinary, luxurious apartment **with an area of 79.19 m2 located on the ground floor** of the chalet offers you everything that will meet your expectations. **The beautiful terrace** offers a unique view directly into the greenery towards Lomnický štít. **The uniqueness of this apartment is the stylish furnishings and thoughtful layout.** There are only 5 apartments in the chalet. The complex includes an exclusive wellness center with a swimming pool and saunas, as well as a restaurant.

### Technical information:

- interior surface finishes: **wooden cladding, stone cladding-granite, ceramic cladding and trowel finishes**
- all interior **doors are wooden**
- windows are 3-layer, ornilux, wood/aluminum frame**
- of course there is **underfloor heating**, which can be controlled via the application
- the apartment has 2 designer bathrooms
- the kitchen has built-in Miele appliances

**Total area m2:** 79.19 m2 apartment, 8.22 m2 cellar

**Apartment orientation:** NW, SW

**The apartment is sold with furniture**, including historical oil paintings.



**Katarína Matzenauer**

katarina.matzenauer@herrys.sk

0947948950

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The apartment includes **1 parking space in the underground garage, which is accessible by dry foot, and 2 brick cellars (total area 8.22 m2) directly below the apartment.** The entrance height of the garages is above standard 2.5 meters and allows comfortable entry of a vehicle even with a roof box. An elevator leads from the garage directly to the first floor, to the entrance door of the apartment.

## DISPOSITION

The apartment consists of an entrance hall, a living room connected to the kitchen, 2 bedrooms and 2 bathrooms. The living room has a practical, remote-controlled, maintenance-free gas fireplace, which is connected to the central distribution. The elegant sofa is a sofa bed and provides comfortable beds for 2 more people. From the living room there is an entrance to the terrace with a picturesque view of the tree line of the Tatra National Park, surrounded by a small mountain stream. Both bedrooms have separate bathrooms with a bathtub/shower, the designer sanitary ware is of the premium brand Villeroy & Boch. The bedrooms have high-quality beds from the Saffron brand.

## LOCALITY

- Tatranská Lomnica is a great starting point for hiking.
- You can go to Skalnaté pleso, Lomnický štít, Zelené pleso and many other places. For example, a tour of Skalnaté pleso, a visit to Skalnaté chata, but also a unique view from Lomnický sedlo are attractive.
- In winter, you can ski on the longest slope in Slovakia, or on the highest one located directly below Lomnický štít. However, children and beginner skiers will also have their fun.
- Close to the Black Stork golf course.



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- Trips by Tatra railway to picturesque locations in the High Tatras, such as Starý Smokovec, Hrebienok or Štrbské Pleso. Close to Poprad international airport.

## BENEFITS

- VAT deduction option
- exceptional location of Tatranská Lomnica
- premium services of a modern boutique complex: Concierge and reception 24/7, restaurant dining, stylish wine cellar, pleasant designer café with fireplace and creative children's corner
- sophisticated wellness center including indoor heated pool, sauna world, outdoor jacuzzi
- exceptional premium standard interior
- complete design and functional equipment
- chamber project
- possibility of inclusion in the investment pool and use the property for your own needs, as well as commercial rental
- new construction, construction completed November 2024

## PRICE

€ 925,000 incl. VAT / apartment including accessories, parking space and storage rooms

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