

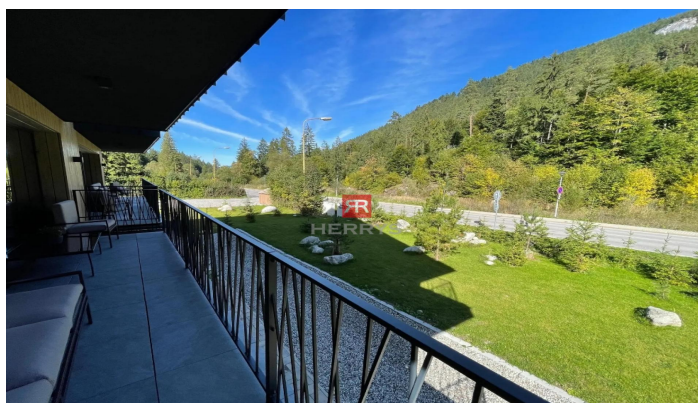
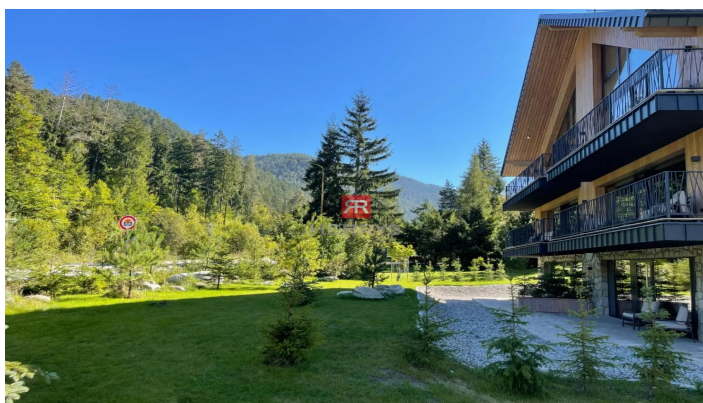
Cottage, holiday home , Demänovská Dolina

2 390 000 €



Business name: **HERRYS s. r. o.**

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | Address of real-estate agency: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | 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 UNIQUE APARTMENT HOUSE DIRECTLY IN THE MOUNTAINS OF DEMÄNOVSKÁ VALLEY.

Real estate agency HERRYS exclusively offers for sale a modern apartment complex Apartments DOLINA consisting of six apartments with luxurious amenities, cutting-edge technologies and a pleasant atmosphere, just a few steps from the tourist and ski attractions of Demänovská Valley and at the same time just a few minutes from the D1 highway.

Apartments are intended for **rent** and from the very beginning - in 2025 they **generate excellent income with a clearly proven growth trend**. This is a **proven investment with a high potential for stable and predictable income**. The combination of regular income and further appreciation of the property makes this offer an **extremely attractive investment opportunity**.

Apartments:

Apartment house consists of six modern apartments, which provide accommodation for up to 28 people. Apartments are located on three floors (plus an attic), have a balcony or terrace and have unmistakable views of the beauties of the Demänovská Valley.

Apartments are fully furnished with quality furniture - beds, mattresses and a sofa set are custom-made, as well as a kitchen with built-in ELECTROLUX appliances (dishwasher, oven, microwave, refrigerator, freezer). The apartments have top-of-the-line QUICKSTEP laminate floors, the bathrooms have LAUFEN sanitary ceramics, HANSGROHE shower faucets, large-format ceramic tiles 60x120 cm from the Italian brand ITALGRANITY, three apartments have a massage bathtub, five apartments have their own sauna located in the bathroom with backlighting and their own audio system,



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and each apartment has a separate toilet with a bidet shower.

80% of the interior of the apartments consists of spruce wood cladding with brushing and ecological paint, on the walls and ceiling. The windows are aluminum with insulating triple glazing. Apartments have underfloor heating and cooling, a VISSMAN heat pump, a 1000 l hot water tank. Apartments are connected to the LOXONE access system and each has an optical wifi internet connection and TV from the TELEKOM mobile operator.

Building has a shared ski room and laundry room with a dryer, ski racks and ski boot heating, as well as a shared boiler room. Parking is provided at the building, where 10 parking spaces are reserved, and the construction of a children's playground is also planned.

Price: 2.390.000 EUR incl. VAT



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DISPOSITION

Apartment house consists of: - one double apartment, - three four-bed apartments and - two six-bed duplex apartments, each with the possibility of one extra bed. The apartment house includes a shared ski room and laundry room of 8.12 m² and a shared boiler room of 11.19 m². The total usable area is 457.42 m², with a built-up area of 167 m².

Basement:

Apartment 1:

4-bed

apartment area: 56.96 m²,

terrace with seating area of 14 m²

Finnish sauna

Apartment 2:

2-bed

apartment area: 37.41 m², terrace with seating area of 14 m²

Ground floor:

Apartment 3:

4-bed

apartment area: 58.72 m², balcony with seating area of 12.5 m²

Finnish sauna



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Apartment 4:
4-bed
apartment area: 58.72 m2, balcony with seating area of 12.5 m2
Finnish sauna

1st floor + attic:
Apartment 5:
6-bed
duplex area: total 82.9 m2 (58.77 m2 1st floor + 24.13 m2 attic), balcony with seating area of 12.5 m2
Finnish sauna

Apartment 6:
6-bed
duplex apartment area: total 82.9 m2 (58.77 m2 1st floor + 24.13 m2 attic), balcony with seating area of 12.5 m2
Finnish sauna

Common access to apartments 5 and 6 is via an exterior steel staircase with a balcony of 10.5 m2.

There is a parking lot with a capacity of 10 parking spaces near the apartment building.

LOCALITY

Demänovská Valley, where Apartments DOLINA are located, is part of the Low Tatras National Park and is one of the



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most beautiful places in Slovakia. One of the most sought-after recreational locations - the Jasná - Chopok resort, which is located in the immediate vicinity, provides 46 km of the best ski slopes of various difficulties, groomed cross-country ski trails, the most beautiful hiking and cycling trails and world-famous caves. In the wider area there are many opportunities for sports and relaxation (rafting, paragliding, rock climbing, aquaparks, etc.). Location also provides immediate transport connections to the D1 highway, which provides quick access to Liptovský Mikuláš as well as to Poprad Airport (62 km).

BENEFITS

- interesting income from renting apartments with a proven growth trend
- established investment with high potential for long-term stable and predictable income
- stably high demand for accommodation - ideal location for investment and personal recreation
- immediate proximity to Jasná - Chopok, the largest ski resort in the country (winter and summer season)
- year-round use: skiing, hiking, cycling, wellness, caves, nature
- luxuriously furnished apartments with an emphasis on quality materials and craftsmanship
- unmistakable panoramic views of the surrounding nature and mountain ranges
- modern architecture in harmony with the mountain environment
- high proportion of natural wood in the interior for an authentic mountain atmosphere
- private saunas in apartments, hydromassage bathtubs in selected units balconies and terraces with seating
- shared ski room with ski boot heating and laundry room with dryer
- parking directly at the property (10 parking spaces)
- quiet location with excellent accessibility and quick connection to D1 highway



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PRICE

Price: 2.390.000 EUR incl. VAT(including professional service and real estate commission)

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