

VIVA

VRCHLABÍ



www.vivavrchlabi.cz



Rokytnice 20 min

Herlíkovice, Bubákov 5 min

Špindlerův mlýn 15 min

*In the Krkonoše Mountains
you can find:*

11 cable cars and 150 chairlifts

640 km of cross-country trails

250 km of slopes

700 km of hiking trails

27 cycle paths and 8 cycle bus lines

Pec pod Sněžkou 35 min

Jánské Lázně 20 min

*Beautiful place,
healthy city*

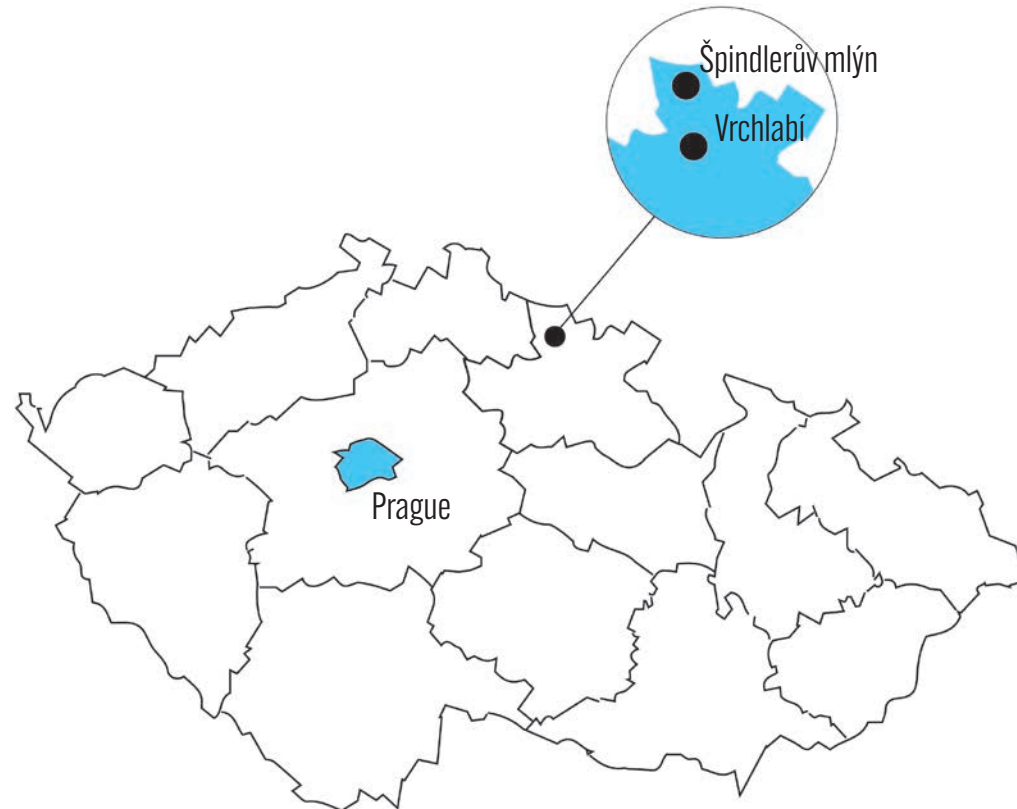


Czech Republic

Land of stories in the heart of Europe. Over 10 million inhabitants living on 78,866 km². This important tourist destination offers a multitude of historical landmarks but also diverse natural sites: **mountains, ponds, caves and spas with mineral springs.** Czechia is easily accessible by air (Vaclav Havel Airport Prague), train or car and shares its borders with Germany, Austria, Slovakia and Poland.

Krkonoše Mountains

The highest Czech mountain range with breath taking nature and views. Its landscape consists of high mountain slopes, flat ridges, alpine meadows with colourful wildflowers, and mysterious moorlands. Its hiking trails of all difficulty levels are perfectly marked and maintained throughout summer and winter seasons. The Krkonoše Mountains are well served by mountain chalets with great offer of local gastronomy and are **one of the most visited national parks in Europe:** 3.65 million unique visitors, 25 % of which are foreigners, stayed here for 11.3 million days in total.





Vrchlabí

It is a medium sized city (12,500 inhabitants) with complete infrastructure. It offers **cultural city centre** with historic landmarks, restaurants, cafés & bars, entertainment & cultural events and also a Škoda Auto factory.

Gateway to the Krkonoše Mountains

Vrchlabí provides easy access to great variety of sports activities.
All 8 main ski/nature resorts are within 30 mins drive.

Partner Ski resorts






4 buildings
58 apartments
58 garages

This architectural rendering depicts a modern residential development during the 'golden hour' of sunset. The scene features four multi-story buildings with a mix of light-colored concrete and dark grey metallic cladding. The buildings have prominent balconies and large windows. In the foreground, a paved pedestrian walkway runs alongside a road where a white hatchback and a dark sedan are parked. Several people are shown walking along the path, adding a sense of scale and life to the scene. The landscape is landscaped with young trees, including a flowering purple tree, and tall grasses in the immediate foreground. The sky is a soft gradient of blue and orange, with a few wispy clouds. The overall mood is serene and contemporary.



1 bedroom apartments: 36
2 bedroom apartments: 20
3 bedroom apartments: 2

A modern, bright apartment interior with large floor-to-ceiling windows offering a view of a valley and mountains. The room features light wood flooring, a grey modular sofa, and two round wooden coffee tables. A young child is sitting on a patterned rug, playing with toys. In the background, a woman stands near a dining area with a white table and chairs. The kitchen area has white cabinetry and a wooden countertop. A large wooden cabinet and a wall with a floral pattern are also visible. Track lighting is installed on the ceiling, and a floor lamp is positioned near the windows.

The apartments are
equipped with a smart
home system ABB FREE HOME.



The apartments have terraces or balconies. INTERNORM large-format windows are double-glazed with safety triple glazing and integrated blinds. Doors for terraces and loggias are sliding and frameless, from the manufacturer SCHÜCO.



The property is equipped with central gas heating. Each apartment has its own heating station, through which the floor heating of the apartment is regulated.



The price of the apartment also includes a voucher for furniture (eg. bed, sofa) worth 2,000 EUR.



Each apartment offers an open-concept kitchen equipped with all electrical appliances from the best Czech manufacturer HANÁK. The price of the apartment includes fitted wardrobes worth EUR 2,000 or 4,000 (depending on the size of the apartment) provided also by HANÁK.

Designer bathrooms are equipped with premium quality GROHE fittings. Tiles and paving are made of an impressive imitation of oxidized metal in several colour shades and two different formats.





The price of the apartment includes basic lighting, in the living rooms there is an indirect LED lighting hidden in the ceilings.



Large terraces are ready
to place a whirlpool.



There are ceramic tiles in the common areas and a spacious glass elevator placed in the middle of the stairs.



Each apartment has a parking space and a storage room located in the underground garages included in the price. The storage room is equipped with special holders for bikes and skis. The power supply there is connected to the apartment and allows for example to charge e-bikes or dry ski boots.



Each building has storage boxes at the entrance ready to welcome the delivery service. There is a charging station for two electric cars in the visitor parking spaces in front of the house.



The land around the house is unfenced and the surrounding garden respects the location and the mountains. The garden is equipped with design elements from the GRAVELLI company, which can also serve as outdoor seating.

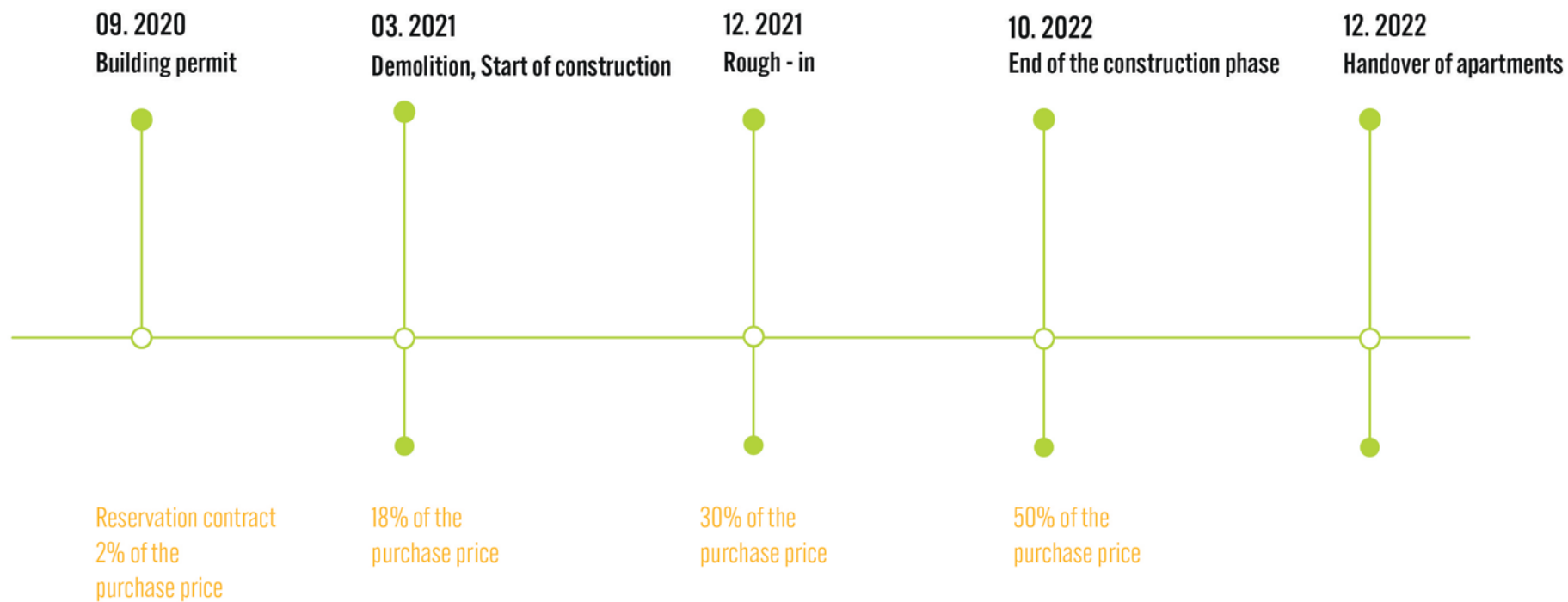


apartments
from 48m²
to 118m²

Floor	App. NO.	Type	Usable area (m ²)	Terrace (m ²)
1.	A11	2+kk	66,6	10,6
1.	A12	3+kk	77,4	10,6
1.	A13	2+kk	57,5	0
1.	A14	2+kk	61,3	10,6
2.	A21	3+kk	77,3	10,3
2.	A22	3+kk	77,3	10,3
2.	A23	2+kk	57,5	0
2.	A24	2+kk	76,4	10,3
3.	A31	4+kk	117,8	33,7
3.	A32	2+kk	47,6	10,6
3.	A33	3+kk	101,7	10,6
4.	A41	3+kk	77,1	56,7
4.	A42	2+kk	54,4	25,6
4.	A43	2+kk	63,6	31,6
1.	B11	2+kk	66,6	10,6
1.	B12	3+kk	77,4	10,6
1.	B13	2+kk	57,5	0
1.	B14	2+kk	61,3	10,6
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2.	B22	3+kk	77,3	10,3
2.	B23	2+kk	57,5	0
2.	B24	2+kk	76,4	10,3
3.	B31	2+kk	65,3	23,6
3.	B32	2+kk	64,2	10,6
3.	B33	2+kk	47,7	10,6
3.	B34	3+kk	86,1	10,6
4.	B41	3+kk	77,1	56,7
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Timeline

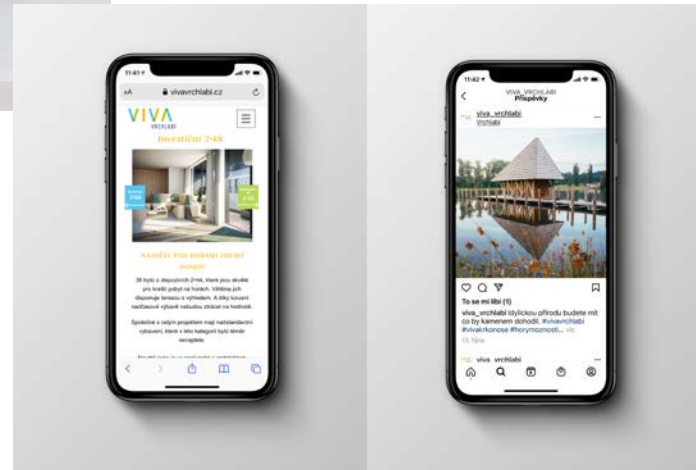




We are online

www.vivavrchlaby.cz/eng

 @VIVA Vrchlabí



Sale:



Gabriela Dolečková
+420 605 212 591
doleckova@vivavrchlaby.cz



Michael Viereckl
+420 723 371 984
viereckl@vivavrchlaby.cz

Idea, marketing and sales:



Investor: **NEMOMAX**

Project partners:



Gravelli

