

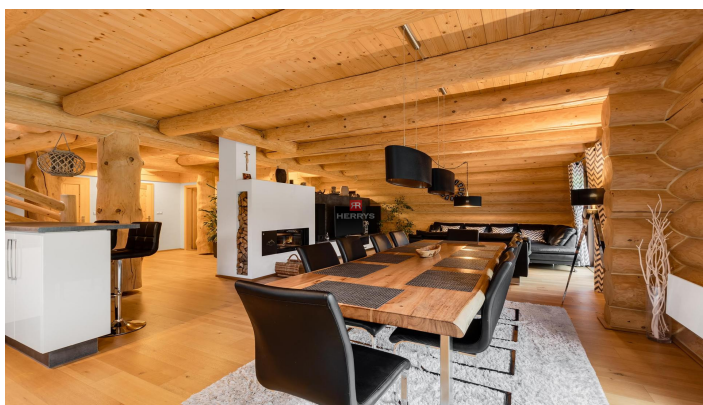
Cottage, holiday home , Vysoké Tatry

Price in EA



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 - EXCLUSIVE HOLIDAY COTTAGE FOR SALE WITH ITS OWN WELLNESS CENTER IN TATRANSKÁ LOMNICA.

The HERRYS real estate agency exclusively offers for sale a beautiful mountain holiday cottage with a spacious plot, located in Tatranská Lomnica. The cottage is built in the style of a Scandinavian log cabin and consists of five bedrooms, a large living room with a fireplace, a kitchen with a bar and its own in-house wellness area with a Finnish sauna and a Lodge Jacuzzi. There is a gazebo with a barbecue overlooking the Lomnický Štít in the exterior of the landscaped property. The cottage shed provides covered parking for 4 cars. The cottage has an excellent location on the edge of Tatranská Lomnica, only 5 minutes by car to the Tatranská Lomnica ski resort. It is registered as a family house on the title deed (an advantage when financing with a mortgage loan). The cottage can be rented with the status of 5* accommodation with a very favorable payback period and thus represents an excellent investment opportunity.

The cottage consists of two floors with a total area of 257,9 m². On the ground floor (145,7 m²) there is a spacious social living room with a fireplace, a dining area and a kitchen line, which includes a bar. On the ground floor there is also a bedroom and a bathroom with a toilet and a shower. A modern wellness center equipped with a Finnish sauna and sunbeds is also located on this floor. From the wellness there is an exit to the terrace where the Lodge Jacuzzi is located. On the second floor (interior size: 112,2 m²), there are four bedrooms with a bathroom with toilet and shower, and the rooms have access to the balcony (total exterior size: 15 m²)

The cottage is very tastefully furnished with high-quality, massive wooden furniture, and the walls in the interior are complemented by effective spruce cladding. The floors are wooden (spruce), while the bedrooms are equipped with comfortable carpets. The windows are also wooden. The kitchen has all electrical appliances, including a De Longhi coffee machine. The facility includes LED TV screens in all six living rooms, the utility room has a washer and dryer. The cottage is connected to all utility networks (water, sewage, electricity, gas, optical Internet). Heating is provided



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by a fireplace, there are electric heaters in the rooms and underfloor heating in the bathrooms.

The cottage is connected to all utility networks (water, sewage, electricity, gas, optical Internet). Heating is provided by a fireplace, there are electric heaters in the rooms and underfloor heating in the bathrooms. The cottage is located on a spacious grassy plot with an area of 1,196 m², which includes a shed for parking 2 cars. There is a gazebo with a grill and dining area on the property. The cottage also includes terraces with seating and a hot tub.

DISPOSITION

The cottage consists of two floors with a total area of 257,9 m². On the ground floor (145,7 m²) there is a spacious social living room with a fireplace, a dining area and a kitchen line, which includes a bar. On the ground floor there is also a bedroom and a bathroom with a toilet and a shower. A modern wellness center equipped with a Finnish sauna and sunbeds is also located on this floor. From the wellness there is an exit to the terrace, where the jacuzzi is located. The ground floor also includes a technical room with space for storing skis. On the second floor (112,5 m²) there are four bedrooms with access to the balcony (7,5 m²). Both balconies have a total area of 15 m². On the floor there is another bathroom with toilet and shower. The total built-up area of the land is 208 m² (of which the cottage is 172 m² and the parking shed is 36 m²). The undeveloped area of the land is 988 m² and the total area of the land is 1,196 m².

LOCALITY

The cottage is located in a quiet environment of the popular tourist center - Tatranská Lomnica. The slopes with the



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Start Lift, Buková Hora and Jamy cable cars are located at a distance of 1.5 km. Cafes Caffé Singing Rock, bar Oáza and restaurant Ponderosa Steak House are within a 10-minute walk. Near the cottage there is a football field and a horse racing arena. Tatranská Lomnica is a beautiful recreation center at the foot of the Lomnické štít, ideal for winter sports but also for summer tourism with many hiking trails and cycle paths. It offers slopes of varying difficulty as well as tracks for cross-country skiing. It is possible to take the cable car to the top of Lomnické štít. Casinos, fitness centers, cultural and entertainment facilities as well as restaurants and bars also operate in Tatranská Lomnica. There is a picnic meadow and sports fields. Tatranská Lomnica is about 3.5 hours away from Bratislava by car.

BENEFITS

exclusive recreational mountain hut built in Scandinavian style the cottage is registered as a family house on the title deed

an advantage when financing with a mortgage loan excellent investment opportunity

the possibility of renting with the status of 5* accommodation with a very favorable payback period recreation center atranská Lomnica

beautiful environment of the High Tatras attractively furnished interior of the cottage modern in-house wellness with a relaxation room with sunbeds, a designer glass Finnish sauna and a Villeroy & Boch Lodge Jacuzzi

covered parking with a capacity of 4 cars

camera system

beautiful grassy plot with a shelter for grilling with a view of the High Tatras

close access to slopes, cycle routes and hiking trails (within 5 minutes by car)

distances: attraction Chodník koronami stromov 18 km, Štrbské Pleso 25 km, Poprad airport 15



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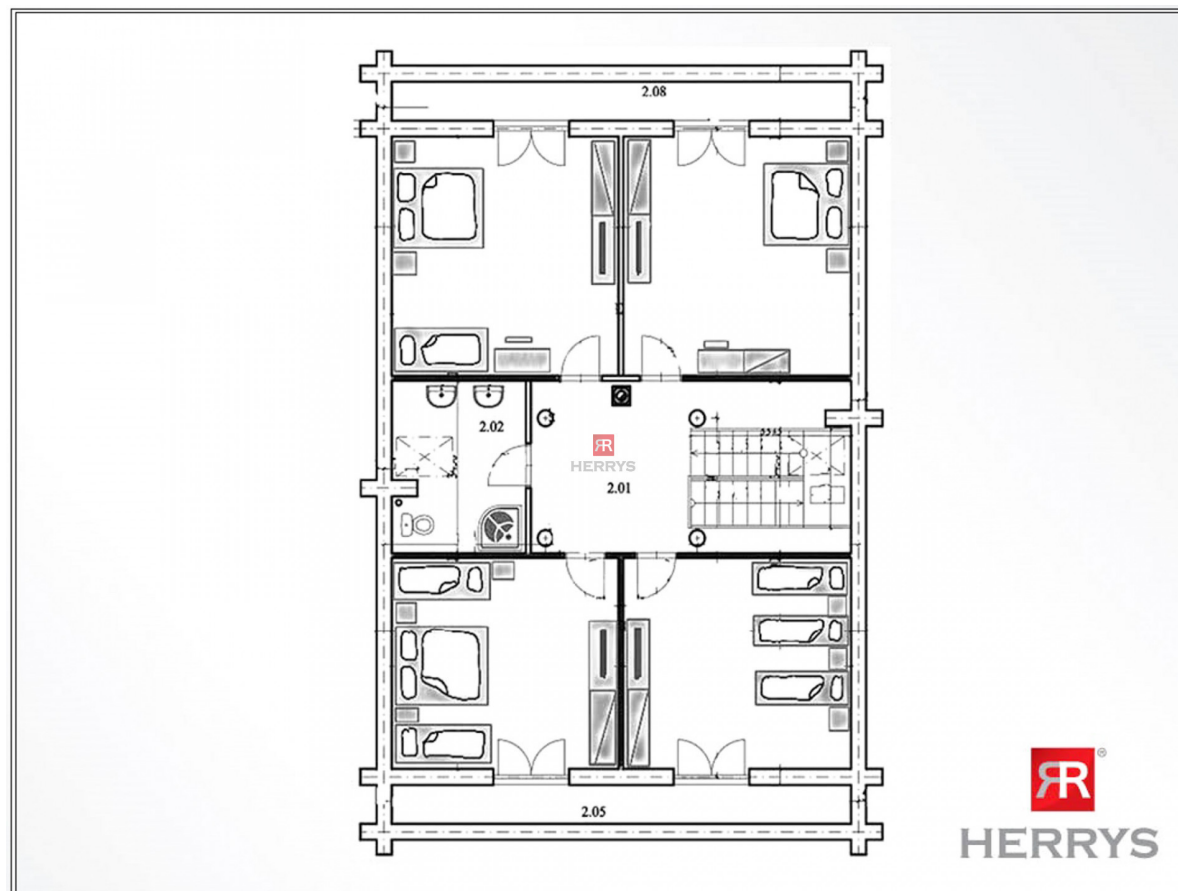
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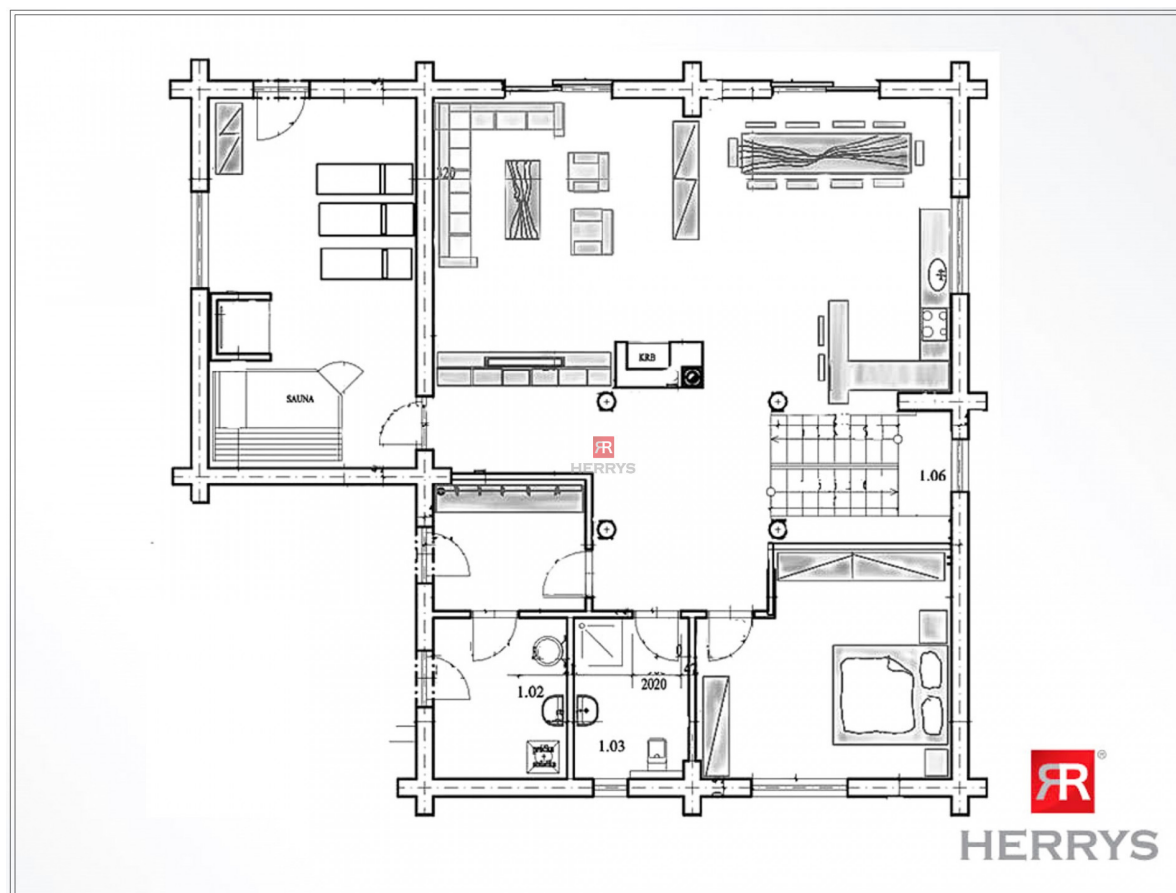
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