

Harlon

**Harlon Overseas Property
363 West Barnes Lane
New Malden
Surrey KT3 6JF**

**Email: property@harlon.co.uk
Tel: 00 44 (0) 20 8942 9558
Mobile: 00 44 (0) 7764 475 179**

www.harlon.co.uk

information kit



Rokytno20 Ski Apartments
ROKYTNICE, CZECH REPUBLIC



Content:

- 1.0 Introduction
- 2.0 Floor plans (request)
- 3.0 Standards
- 4.0 Location





1.0 Introduction

We would like to introduce new residential project which is situated in the immediate vicinity of the ski lifts in Rokytnice nad Jizerou.

On the first sight, it is an unobtrusive building which is being built to include 15 new apartments. Attractive and original concept of the interiors will be realized by reputable architectural agency De.Fakto.

It is the ideal place for peaceful living or your summer and winter holiday. You'll hardly find more appealing place in the Krkonose Mountains.

3.0 Standards

1. Common space
 - a) Entrance door to the building – all-glass, aluminous frame, lock
 - b) Entrance to the garage – not applicable
 - c) Mail boxes placed in the entrance area
 - d) Elevator – not applicable
 - e) Floor surfaces - ceramic tiles on the stair cases, in the hall ways and on landings
 - f) Wall surfaces – plastering

2. Apartment – general
 - a) Ceiling construction and floor – armored concrete slab
 - b) Vertical construction:
 - enclosure walls: bearing bricks Porotherm
 - dividing walls between apartments: bearing bricks Porotherm
 - inner walls: bricks Porotherm, plaster slabs Knauf
 - c) Windows:
 - wooden Euro-windows, roof windows Velux
 - wooden inner window-sills
 - d) Doors:
 - entrance fire-stopping door with door-sill and fillister, with safety lock and fittings, with judas hole
 - inner doors without door-sill, with fittings
 - e) Heating and electric water heating TUV
 - each apartment has a separate electric furnace Dakon, electric accumulative heater TUV, radiators Korado Radik
 - f) Consumption indicator
 - separate for each apartment, electricity and water
 - g) Electricity:
 - outlets for lightings, week current



1. Rooms

a) entrance hall

- walls: plastered, painted, smooth surfaced
- ceiling: plastered, painted, smooth surfaced
- floor: ceramic tiling

b) Living room:

- walls: plastered, painted, smooth surfaced
- ceiling: plastered, painted, smooth surfaced
- floor: laminate floating floor with skirting
- electric sockets
- subscriber's line
- subscriber's telephone line

c) Kitchen

- wall and ceiling with ceramic tiling, smooth surfaced plastering
- floor: ceramic tiling
- kitchen units (furniture) not included
- technical preparation for stove, oven and fume-hood connecting
- electric sockets

d) Bedrooms

- walls and ceiling: plastered, painted, smooth surfaced
- floor: laminate floating floor with skirting
- electric sockets





e) Bathroom

- acrylic bath KLASIK 150x70 with braz (or shower corner with acrylic tub and screen)
- basin
- shower divertor, basin mixer
- walls: ceramic tiling
- floors: ceramic tiling
- ceiling: plastered, painted, smooth surfaced
- electric sockets
- feeders for automatic washing machine
- tube radiator Koralux Linear Classic

f) WC

- ceramic hanging toilet with in-built water tank
- walls and ceiling: plastered, painted, smooth surfaced
- electric sockets
- floors: ceramic tiling



4.0 Location

Rokytnice nad Jizerou is another centre of the Giant Mountains, the highest mountains of the Czech Republic. Apartments and hotels of Horni Rokytnice and Dolni Rokytnice (Upper and Lower) are surrounded by as many as thirty ski lifts plus the chair lift to the Lysa Hora Mountain, being the main attraction of the resort in winter. Having an apartment in Rokytnice nad Jizerou mean comfortable accommodation in the very heart of the Giant Mountains and the best place at the start of the best cross-country and tourist trails through the mountains.

Rokytnice nad Jizerou is a tourist and sport centre of the western Krkonose mountains. The resort is located in a beautiful valley, with stunning views of the slopes of Studenov and Kotel reaching 1434m above sea level. Visitors to Rokytnice nad Jizerou can make use of numerous ski slopes of varying difficulty, cross-country trails as well as slopes fit for snowboarding. Services including ski and snowboard rental are of course. There are 24 ski lifts and many winter cross-country skiing routes. The ski slopes are equipped with snow guns, and even offer an evening skiing sessions. Total lift capacity at around Rokytnice nad Jizerou is 13,900 per hour on 18, 6 km of ski slopes. Rokytnice nad Jizerou offers a ski school for beginners as well as more advanced skiers. In summer, fans of cycling can rent bikes; others can take advantage of tennis courts, a riding school, skittle alley, a year-round fitness club, solarium and sauna. Ski lifts, slopes, cross-country trails in sight, plus other sport opportunities – that is active rest in Rokytnice nad Jizerou.



