Holiday Apartment
, Vysoké Tatry

889 000 €

Business name: HERRYS s. r. o.

HERRYS
finally at home

REALITNÁ KANCELÁRIA ROKA 2018 BRATISLAVA
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HERRYS – LUXURY APARTMENT FOR SALE IN ELEMENTS RESORT TATRANSKÁ LOMNICA | PRIVACY | VAT DEDUCTION

HERRYS real estate agency offers exclusively for sale a beautiful stylish **3-room apartment with a terrace and a parking space** in the premium **ELEMENTS Tatranská Lomnica reso**rt, which represents an ideal combination of private mountain living and premium hotel and wellness services. A significant benefit is the **possibility of VAT deduction**, as the apartment is owned by a legal entity.

Apartment has been part of the **resort's rental program** for more than a year and generates income from guest accommodation. The new owner can decide whether to continue its investment use and combine rental with their own stays or keep the apartment exclusively for private recreation.

Apartment is located on the **ground floor** of one of the four chalets and stands out with a generous terrace oriented directly to the adjacent forest, which naturally connects the interior with the Tatra nature and provides an **exceptional sense of privacy**. The property will impress with its **thoughtful layout, high-quality premium equipment** and the atmosphere of **boutique living**. There are only five apartments in the chalet, which underlines its intimate character and exclusivity.

Apartment comes with **1 parking space** in the underground garage directly **below the chalet.** The entrance height of the garage 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 floor, to the entrance door of the apartment.

The resort includes a wellness center with a **swimming pool, a sauna world, a fitness center, a reception, a restaurant, a lobby bar, a ski/bicycle storage room and an underground garage**, which can be reached dry-footed directly from the apartment. The hotel part of the resort with concierge services for owners is also a member of the prestigious global network **Small Luxury Hotels of the World.** Owners thus gain comfort comparable to the best mountain resorts in Europe.

KEY INFORMATION:
- 3-room apartment, floor area: 70.97 m² + terrace: 29.88 m²
- floor: ground floor orientation: NW and SW
- exit to the terrace with a view of the adjacent forest from the living room
- 2 bedrooms with private bathrooms
- 1x reserved parking space in the underground garage
- dry foot access to the parking space, wellness and hotel area

video presentation: https://portal.janhamorsky.com/p6St47r6

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DISPOSITION

Apartment consists of a spacious living room connected to the kitchen and dining area, two separate bedrooms, two bathrooms, a hallway and storage spaces. The position of the apartment with a private terrace facing the forest is unique, providing a pleasant space for relaxation and maximum privacy. The living room includes a practical, remote-controlled, maintenance-free gas fireplace, which is connected to the central distribution. Both bedrooms have separate bathrooms with a bathtub/shower.

Apartment is fully furnished with high-quality custom-made furniture, a kitchen unit and is equipped with premium brand electrical appliances, including home accessories and complete inventory.

Technical information:
- underfloor heating, which can be controlled via the app
- interior surface finishes: wooden cladding, stone cladding-granite and ceramic cladding
- designer sanitary ware from the premium brand Villeroy & Boch
- kitchen with built-in Miele appliances, Samsung smart TV in the living room
- high-quality Saffron beds in both bedrooms
- wooden interior doors
- windows with triple insulating glass, ArnoldGlas Ornilux brand, wood/aluminum frame

LOCALITY

Tatranská Lomnica is one of the most prestigious recreational locations in Slovakia and is the gateway to the High Tatras. In winter, it offers top-notch skiing, ski touring and cross-country skiing, and in summer, hiking, cycling, golf and wellness stays. The year-round attractiveness of the destination, high demand for accommodation and limited supply of new development projects support the growth of the value of premium real estate in this location in the long term.

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BENEFITS

• VAT deduction possible
• private terrace with a view of the forest
• exceptional position within Tatranská Lomnica - ski-in/ski-out location directly under the cable car to the ski slope
• reserved underground parking space
• premium apartment equipment
• apartment has been actively rented for more than a year and generates income, with the possibility of combining your own recreation with investment income
• beautiful wellness center with a heated pool, sauna world, two outdoor jacuzzis and a fitness center
• premium boutique resort services: concierge and 24/7 reception, restaurant and stylish wine bar, pleasant design café with a fireplace and a creative children's corner
• intimate project approved in 2024
• year-round tourist destination with high demand for accommodation

PRICE

Apartment: EUR 889,000 incl. VAT Parking space: EUR 40,000 incl. VAT Total price: EUR 929,000 incl. VAT(including professional service and real estate agency commission)

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