



 Štrba, Poprad, Slovensko



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

We offer for sale modern apartments in the First Tee Residence project, located in Tatranská Štrba in the heart of the High Tatras, just a few minutes from Štrbské Pleso.

The apartment layouts have been designed with a strong emphasis on flexibility and comfort. The compact yet thoughtfully arranged spaces are ideal both for recreational stays and as an attractive investment opportunity. A spacious balcony naturally extends the living area and provides a pleasant place to relax while enjoying views of the surrounding Tatra landscape.

Apartments come equipped, already in the basic standard, with high-quality materials and modern technologies that create a harmonious balance between aesthetics, comfort, and the authentic atmosphere of the mountains. Interiors are defined by natural elements – oak flooring, veneered doors, exposed concrete, and wood-aluminium windows with triple glazing, ensuring excellent thermal and acoustic comfort while opening up views of the Tatra scenery.

Attention is also paid to detail and long-term value. Bathrooms are designed in a timeless style using premium materials, microcement finishes, and branded sanitary fittings.

The project is designed as a low-energy building with preparation for photovoltaic systems and heat recovery ventilation, with a focus on efficient operation, delivering both ecological and economic benefits. The architecture sensitively responds to the surrounding landscape and complements it naturally – a combination of wood, concrete, and glass creates a timeless whole that respects the High Tatras environment.

The development will also include a wellness zone in a natural Scandinavian style, offering a space for relaxation with views of the forest. Residents' comfort is further enhanced by ample parking, including charging stations for electric vehicles. Parking spaces are not included in the price.

The residence is located just a few steps from a planned 18-hole golf course, offering a unique combination of sport, relaxation, and a prestigious address. Situated on the edge of the forest in Tatranská Štrba, the location provides an ideal balance of privacy and accessibility – the D1 motorway is approximately a one-minute drive away, and the railway station can be reached in about a 5-minute walk.

Project completion is scheduled for Q1 2027.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
FTR-1	1 + kitchenette	1st floor	27 m <sup>2</sup>	No / 8 m <sup>2</sup> / No	No	4 129 773 CZK
FTR-2	2 + kitchenette	1st floor	55 m <sup>2</sup>	No / 17 m <sup>2</sup> / No	No	8 436 026 CZK
FTR-3	2 + kitchenette	1st floor	55 m <sup>2</sup>	No / 22 m <sup>2</sup> / No	No	8 833 033 CZK
FTR-4	1 + kitchenette	1st floor	22 m <sup>2</sup>	No / 8 m <sup>2</sup> / No	No	3 485 573 CZK
FTR-5	2 + kitchenette	1st floor	47 m <sup>2</sup>	No / 17 m <sup>2</sup> / No	No	7 405 306 CZK
FTR-6	1 + kitchenette	1st floor	32 m <sup>2</sup>	No / 12 m <sup>2</sup> / No	No	5 035 998 CZK
FTR-7	1 + kitchenette	2nd floor	27 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	3 970 970 CZK
FTR-8	2 + kitchenette	2nd floor	55 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	7 578 491 CZK
FTR-9	2 + kitchenette	2nd floor	47 m <sup>2</sup>	No / 7 m <sup>2</sup> / No	No	6 635 112 CZK
FTR-10	2 + kitchenette	2nd floor	22 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	3 152 087 CZK
FTR-11	2 + kitchenette	2nd floor	35 m <sup>2</sup>	No / 8 m <sup>2</sup> / No	No	5 080 193 CZK
FTR-12	1 + kitchenette	2nd floor	115 m <sup>2</sup>	No / 12 m <sup>2</sup> / No	No	15 769 422 CZK