



32 m<sup>2</sup> Štrba, Poprad, Slovensko 206 732 EUR / 5 035 998 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>FTR-6</b>	Price	<b>206 732 EUR / 5 035 998 CZK</b>
Address	<b>Štrba, Poprad, Slovensko</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>32 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Partly</b>	Parking	<b>47</b>
Balcony	<b>12 m<sup>2</sup></b>		

## About real estate

We are offering for sale a modern studio apartment with a floor area of 32 m<sup>2</sup> and a spacious 11,5 m<sup>2</sup> balcony, located within the First Tee Residence project in Tatranská Štrba in the High Tatras, just a few minutes from Štrbské Pleso.

The apartment's layout was designed with an emphasis on versatility and comfort. The compact yet thoughtfully designed space is ideal for both vacation stays and as an attractive investment opportunity. The generous balcony naturally extends the living space and offers a pleasant place to relax with views of the surrounding Tatra nature.

Even in its basic configuration, the apartment is equipped with high-quality materials and technologies that create a harmony between aesthetics, comfort, and the authentic atmosphere of the mountains. The interior is dominated by natural elements—oak floors, veneered doors, exposed concrete, and triple-glazed wood-aluminum windows, which ensure excellent thermal and acoustic comfort while offering views of the Tatra landscape.

Emphasis is also placed on detail and long-term value. The bathroom features a timeless design utilizing high-quality materials, microcement, and brand-name sanitary fixtures.

The project is designed as a low-energy building with provisions for photovoltaics, heat recovery, and a focus on efficient operation, delivering not only ecological but also economic benefits. The architecture sensitively responds to the surrounding landscape and naturally complements it—a combination of wood, concrete, and glass creates a timeless whole that respects the environment of the High Tatras.

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

The residence is located just a few steps from the planned 18-hole golf course and offers an exceptional combination of sports, relaxation, and a prestigious address. The location on the edge of the forest in Tatranská Štrba offers a blend of privacy and excellent accessibility—the D1 highway is just a minute's drive away, and the train station is approximately a 5-minute walk.

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