



🏠 35 m<sup>2</sup> 📄 Štrba, Poprad, Slovensko 💰 208 547 EUR / 5 074 979 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                                    |
|------------------------------------|-----------------------------------|-------------|------------------------------------|
| Order number                       | <b>FTR-11</b>                     | Price       | <b>208 547 EUR / 5 074 979 CZK</b> |
| Address                            | <b>Štrba, Poprad, Slovensko</b>   | Type        | <b>Apartments</b>                  |
| Disposition                        | <b>2 + kitchenette</b>            | Usable area | <b>35 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor       | <b>2nd floor</b>                   |
| Device                             | <b>Partly</b>                     | Parking     | <b>47</b>                          |
| Balcony                            | <b>8 m<sup>2</sup></b>            |             |                                    |

## About real estate

We are offering for sale a modern 1-bedroom apartment with a floor area of 22 m<sup>2</sup> and a spacious 8 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     | 4 125 534 CZK  |
| FTR-2     | 2 + kitchenette | 1st floor | 55 m <sup>2</sup>  | No / 17 m <sup>2</sup> / No | No     | 8 427 369 CZK  |
| FTR-3     | 2 + kitchenette | 1st floor | 55 m <sup>2</sup>  | No / 22 m <sup>2</sup> / No | No     | 8 823 968 CZK  |
| FTR-4     | 1 + kitchenette | 1st floor | 22 m <sup>2</sup>  | No / 8 m <sup>2</sup> / No  | No     | 3 481 995 CZK  |
| FTR-5     | 2 + kitchenette | 1st floor | 47 m <sup>2</sup>  | No / 17 m <sup>2</sup> / No | No     | 7 397 706 CZK  |
| FTR-6     | 1 + kitchenette | 1st floor | 32 m <sup>2</sup>  | No / 12 m <sup>2</sup> / No | No     | 5 030 829 CZK  |
| FTR-7     | 1 + kitchenette | 2nd floor | 27 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No     | 3 966 895 CZK  |
| FTR-8     | 2 + kitchenette | 2nd floor | 55 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No     | 7 570 713 CZK  |
| FTR-9     | 2 + kitchenette | 2nd floor | 47 m <sup>2</sup>  | No / 7 m <sup>2</sup> / No  | No     | 6 628 303 CZK  |
| FTR-10    | 2 + kitchenette | 2nd floor | 22 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No     | 3 148 852 CZK  |
| FTR-11    | 2 + kitchenette | 2nd floor | 35 m <sup>2</sup>  | No / 8 m <sup>2</sup> / No  | No     | 5 074 979 CZK  |
| FTR-12    | 1 + kitchenette | 2nd floor | 115 m <sup>2</sup> | No / 12 m <sup>2</sup> / No | No     | 15 753 238 CZK |