

*You can still own your own
piece of Krkonosě...*

ALDROV

RESORT



TAKE ADVANTAGE OF THE LAST OPTION
TO BUY YOUR OWN APARTMENT.

You can find the last available apartments on

www.aldrovresort.cz



Aldrov Resort is a **LUXURY HOTEL COMPLEX** located in the heart of the Krkonoše National Park. Eight beautiful mountain chalets inspired by classic Krkonoše buildings together with all services and facilities form a modern resort where you can spend your time without worries.

When designing the resort, we drew inspiration from projects in Alpine resorts in Austria, Germany and Switzerland, where new owners buy properties for their **OWN RECREATION** and, by renting them out when they are not using them themselves, they are also a stable **FINANCIAL INVESTMENT** for them.

UNIQUE INVESTMENT OPPORTUNITY

We offer the opportunity to own a property in a unique location with a stable income and above all the possibility of your own recreation. **We offer the owners the service of commercial rental of the apartment during their absence.** This model is preferred by owners as it promotes the sustainability of the resort's wide range of services and also provides owners with a very nice rental income. The rental of the apartments is handled by Aldrov's professional team and thus brings no worries to the owners. **For those who do not want to rent their dream apartment, we offer all hotel services including management and cleaning of their mountain residence.**



What is the reason for your purchase?



INVESTMENT

Stable yield

Commercial rental of apartments when the owners are not using them themselves offers you a stable return.

Renting without worries

You don't have to worry about securing, running the lease and managing the property. We will take care of everything for you.

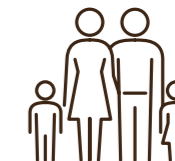
Hotel operator experience

In our Aldrov team, we have staff who have extensive years of experience in operating luxury hotels in the Czech Republic and abroad.

Free services of a first-class mountain resort

Hotel services are available free of charge while you use the apartment for your own recreation. Among others, swimming pool with whirlpool, wellness & spa, artificial climbing wall and more.

and / or



OWN RECREATION

The best cottage is a hotel

All operation, service and cleaning of your apartment is provided by the hotel staff. You just come and go (no cleaning, no fixing, no worries). Everything is at your disposal.

Hotel services

Wellness & spa, restaurant, sports equipment rental, everything is fully at your disposal on site.

The apartment earns you money when you're not there

Instead of the apartment being empty when you're not there, it makes money. Renting allows you to cover your monthly operating fees and still makes you extra money.

Plus

Unique location of the Krkonoše National Park

Krkonoše offer countless opportunities for active and passive recreation – the largest ski resort in Bohemia, groomed cross-country tracks, cycling trails, hiking trails, golf and much more.

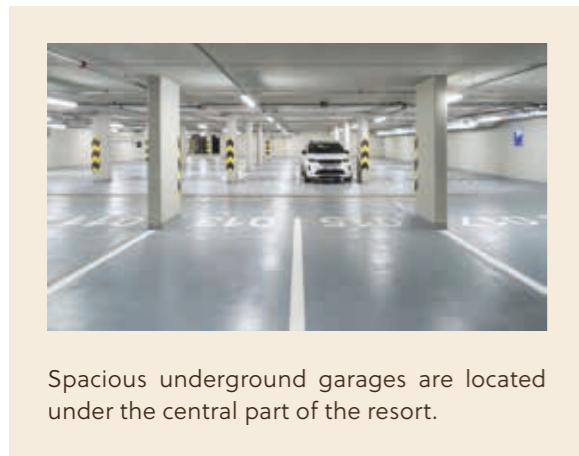
A rare piece of land

The Krkonoše National Park is under a building closure, and another project of similar scale is unlikely to be implemented.

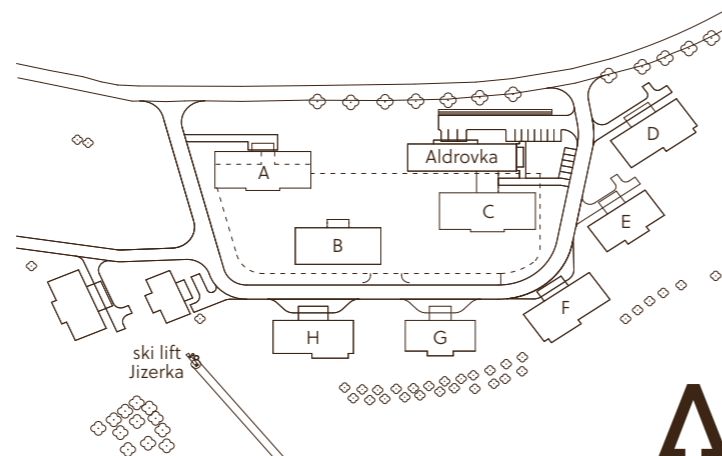


OFFER OF APARTMENTS

We offer modern and **fully equipped apartments** with balcony or terrace, from cosy studios to spacious four-room apartments with gallery. Each apartment comes with its **own cellar and parking space**. In the garages, we have thought about the height so that even an SUV with a roof box can park comfortably. Of course, there is also a **bike room and a ski room**.



Spacious underground garages are located under the central part of the resort.



SAMPLE FLOOR PLANS

The complete offer of apartments can be found at www.aldrovresort.cz



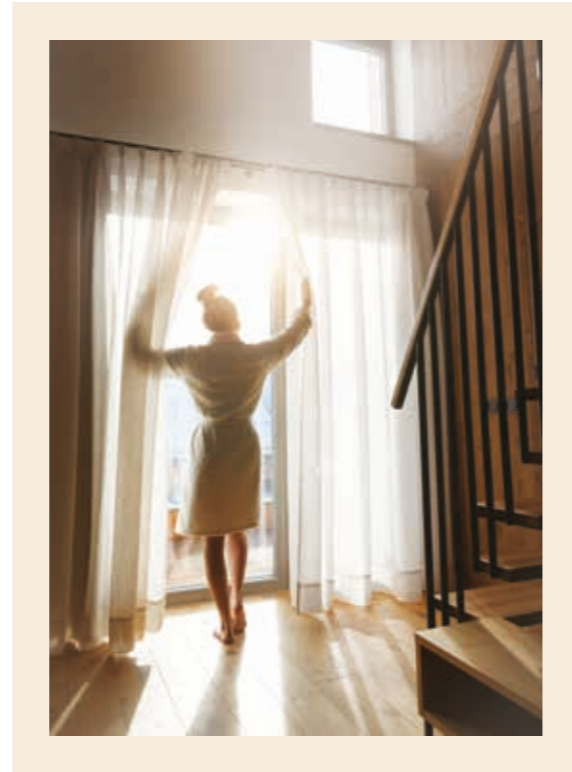
STANDARDS

The standard in the Aldrov Resort is the **use of quality natural materials**, which follow the historical legacy of the builders of the Krkonoše buildings. The combination of solid wood and stone with glass, concrete and other modern materials ensures that the charm of the houses will last for many years.



THE INTERIOR IS BASED ON A COMBINATION OF MODERN AND CLASSIC MATERIALS IN A TRADITIONAL DESIGN. THE WARMTH OF THE WOODEN WALL PANELLING AND THE SOLID WOODEN TABLES AND BENCHES WILL TAKE YOU BACK TO THE DAYS WHEN PEOPLE SPENT THEIR EVENINGS SITTING WITH FAMILY AND FRIENDS.





Being at home has never been so comfortable.

Aldrov Resort offers the **COMPLETE FACILITIES AND SERVICES OF A FIRST-CLASS MOUNTAIN HOTEL**. You will be able to enjoy the ultimate comfort of your second home and much more.



ALDROVKA

In the main building, Aldrovka, you will find, in addition to the reception, a restaurant, swimming pool, wellness, fitness, conference room, children's play-room and much more.





Do you like good food and drink?

The Aldrovka restaurant will delight you with the flavours of delicious dishes prepared with ingredients from local suppliers. During the day you can enjoy a delicious lunch, afternoon dessert and coffee after skiing or hiking and last but not least a wonderful dinner as a perfect end to the day. A children's corner is also available.



CHILDREN'S CORNER

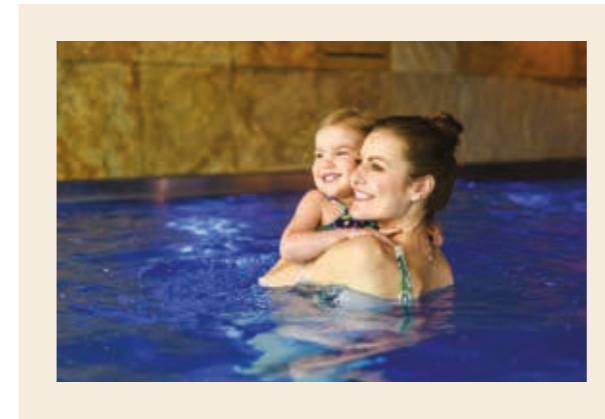


To complete the evening atmosphere, you can sit by the fireplace with a glass of excellent wine or cognac.



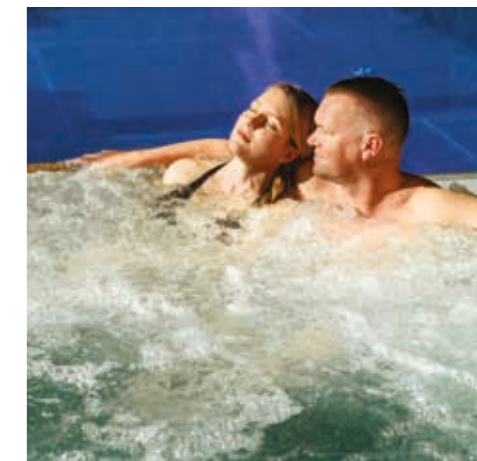
WELLNESS & SPA

Bad weather? Or do you just want to relax after an active day? **The luxurious stainless steel swimming pool with an impressive length of 12 m** and a **whirlpool** will provide refreshment and relaxation. **A massage** will guarantee you relaxation and a new sense of vitality. Aldrovka also offers **two Finnish saunas, a steam bath, a Kneipp walk-way and a private spa.**

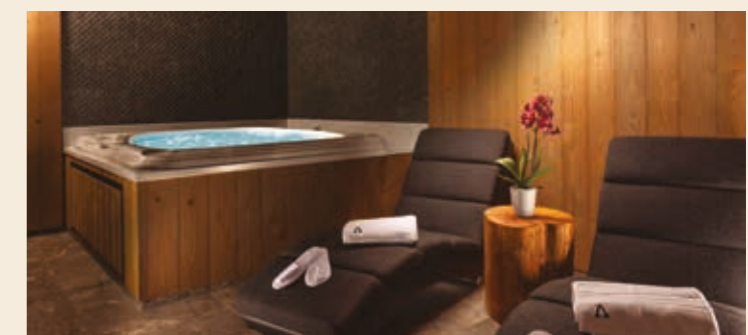


*Sauna heat or refreshment
in the pool?
How about both?*





PRIVATE WELLNESS



For those looking for the ultimate in relaxation, there is a private spa where you can enjoy a soothing jacuzzi and Finnish sauna.



*Do you like privacy?
Then this is
for you...*

What else can you do directly in the Aldrov area?

FITNESS



With a magnificent view of the surrounding mountains you will immediately get a better workout.

OUTDOOR YOGA

Yoga teachers try to create an environment of pleasant light, picturesque sounds and aromas in their gyms to achieve the illusion of as close as possible to exercising in nature. At Aldrov Resort, this illusion will be replaced by a true connection with nature.



OUTDOOR BARBECUE



CHILDREN'S PLAYGROUND

For the little ones we have a playground. In Aldrovka there is also a children's club and a children's corner in the restaurant.



CLIMBING WALL

You can test your climbing skills directly on the Aldrovka building.

CONFERENCE HALL



HORNÍ DOMKY SKI RESORT (ROKYTNICE NAD JIZEROU)

The Horní Domky ski resort in Rokytnice nad Jizerou is a fifteen-minute drive from the Aldrov Resort. There you will find two four-seat cableways and six lifts. The total length of the ski slopes is 14 km. In Rokytnice nad Jizerou you will find other ski resorts, among the popular ones is Studenov.

15 minutes
by car

10 minutes
by car/skibus

ALDROV RESORT

connecting lift
planned

new children's lift

planned lift

ALDROV

ŠPINDLERŮV MLÝN SKI RESORT (VÍTKOVICE - HORNÍ MÍSEČKY - MEDVĚDÍN - HROMOVKA - SVATÝ PETR)

The most famous ski resort in the Czech mountains, Špindlerův Mlýn, is located ten minutes by skibus or by car from the Aldrov Resort. Vítkovice – Horní Mísečky is connected by lift to the Medvědín ski resort, which will be connected to Hromovka and Svatý Petr by two new lifts and four ski slopes. After the connection of Svatý Petr and Medvědín, when the **total length of downhill runs will reach 40 km**, this area will have no competition in the Czech Republic.



KRKONOŠE

Krkonoše are the highest mountain range not only in the Czech Republic, but also in Central Europe north of the Alps. Despite its small size and relatively low altitude, it has an extremely varied landscape, flora and fauna that surpasses the natural diversity of the surrounding European mountains. This is due to their geographical location in the middle of Europe, where events shaping the development of Central European nature and landscape took place in the past. Krkonoše form the northernmost Central European mountain range, their slopes rising above the Alpine forest boundary to form a massive natural rampart at the edge of the vast lowlands of Germany and Poland. Their total length is approximately 35 km and they are one of the most important centres of biodiversity in Central Europe.

KRKONOŠE NATIONAL PARK



In 1959, the Krkonoše National Park (KRNAP) was declared in the Krkonoše Mountains to preserve the natural wealth for future generations. Vítkovice is located in its very centre.



URBAN SPIRIT *meets* THE MOUNTAINS



ALDROV RESORT IS THE PLACE TO SPEND YOUR FREE TIME. HOME TO ACTIVE PEOPLE WHO LOVE THE MOUNTAINS AND NATURE AND ENJOY SPENDING TIME WITH FAMILY AND FRIENDS. FOR THOSE WHO APPRECIATE TRADITIONAL KRKONOŠE CRAFTSMANSHIP AND NATURAL MATERIALS IN A MODERN WAY. FOR THOSE WHO APPRECIATE THE REAL KRKONOŠE.



VÍTKOVICE IN KRKONOŠE

Vítkovice in the Krkonoše Mountains (683 m ASL) is a village which mostly consists of scattered settlements. In addition to Vítkovice itself, it also includes **Horní and Dolní Mísečky**, Janova Hora, Skelné Hutě and Třídomí. The road from Horní Mísečky to Vrbatova bouda also belongs to this municipality, which is situated **next to Špindlerův Mlýn** on the eastern side and Rokytnice nad Jizerou on the western side.

The area of Vítkovice also includes significant parts of Krkonoše. The northern tip includes the Kotel hill, Kotelské jámy, Vrbatova bouda and Harrachovy kameny. The Kotelský brook flows south from this area to Dolní Mísečky. To the west of the valley of the Kotelský brook stretches the Kozelský ridge, under which the Kozelský brook flows from Dvoračky. The western boundary of the village runs along the Vlčí hřeben over Braun's Hill and Mevald's Hill to Kobyla Hill. The Vítkovický brook flows south of the village. The eastern border of the area is formed by a ridge that includes Šeřín, Černá skála, Mechovinec and Kozlí hřbet.



The first written mention of the village dates back to 1606, in the first half of the 17th century there was a glassworks belonging to the Preissler family.



Krkonoše winter

Krkonoše as a destination for winter activities needs no introduction. The local ski resorts provide a high standard of services that can withstand comparison with foreign resorts. In addition to downhill skiing, which is the number one sport here, many other activities await you.



SKI RESORT ALDROV – SKI IN SKI OUT

Aldrov Resort is located literally right in **the Aldrov ski resort**. It offers a total of **4 ski slopes** of all levels of difficulty and two lifts including **a four-seat chairlift**. There is **night skiing** and **artificial snow** on the slopes. There is also **a ski school**. You can also look forward to a new connecting lift and **a children's lift**, and the construction of another new lift is planned. In addition, it is so close to **the Horní Mísečky ski resort**.



Aldrov Ski Resort is the home resort of Šarka Záhrobská, now Strachová, who started her successful skiing career here.

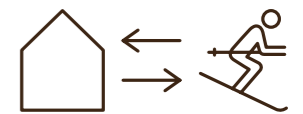
SNOWPARK

The Freestyle Area Vítkovice snowpark is located next to Jizerka ski lift. On five hundred meters you can enjoy a lot of fun on obstacles with solid foundations, sixteen jibbing obstacles and nine jumps of different sizes. The snowpark is designed for professionals and beginners.



All ski equipment is available at the Aldrov Resort ski rental.

You can also use **the Vítkovice ski pass** in two other ski resorts in the village, which are connected by skibus. Ski resorts **Janova hora** and **Vurmovka** offer a total of three lifts and are ideal for families with children.



You will love **SKI IN SKI OUT** with small children.



Do you prefer to spend your time off the slopes?



CROSS-COUNTRY SKIING

In Krkonoše you will find more than 540 km of groomed cross-country ski tracks. The most famous route is undoubtedly Krkonošská lyžařská magistrála, which runs through the entire Krkonoše. Its central part is 71 km long and in the area of Vítkovice you can connect to it at Zlaté návrší or at Vrbatova bouda, which is also its highest point (1400 m ASL). From there you can head west to Harrachov or east to Žacléř. In Vítkovice itself you can use 15 km of daily groomed cross-country ski trails.

SKIALPINISM

Thanks to its location, Vítkovice is an ideal starting point for ski trips around the area. All equipment is available at the ski rental shop in the Aldrov Resort.



SLEDS TRAIL

A ride on the longest illuminated sleds trail in the Czech Republic is a unique experience. The track is located in Špindlerův Mlýn and you will enjoy nearly 3 kilometres of sledging with an elevation loss of almost 400 metres.



FAT BIKE

You can try mountain bikes with extremely wide tyres. Thanks to the tyres' excellent grip and shock absorbing properties, you'll be able to enjoy biking in the snow.



It is snowing outside and the active day is over. Relax in Aldrovka with a glass of something good.



From spring to autumn

Perhaps even more beautiful than the winters themselves is the period between them in Krkonoše. During your stay at the Aldrov Resort you will have so many activities to choose from that you won't know what to do first.



BIKING



There are 27 biking routes and paths in the Krkonoše mountains. The main biking route is the Jizersko-krkonošská magistrála, which connects Harrachov and Žacléř. The others are a system of circular and destination routes, which mainly use passable forest paths and bridleways in Zone III of the Krkonoše National Park. Mountain bikes and e-bikes will be available for you at the bike rental in the Aldrov Resort.

SINGLE-TRACK

In 2019, a complex of one-way downhill biking tracks, which are often referred to as single-track, will be completed in Vítkovice. There will be four trails of varying difficulty with a total length of 11 km.



MOUNTAIN HIKING

The offer of hiking trails of all possible difficulties is incredibly wide in the Krkonoše mountains. From Vítkovice you can take the yellow trail to the Vurmovka ski resort, for example. From there you can continue to the village of Rezek and then along the slopes of Vlčí hřeben to Dvoračky. Then descend to Kotelní jámy, from where you can follow the Krakonoš trail to Horní Mísečky and back to Vítkovice.



HUCUL FARM

The Hucul Farm, a breeding station for mares and stallions of Hucul horses, can be found in Vítkovice, on the slopes of Janova Hora. Here you can choose between horse riding lessons for beginners and advanced riders from the age of nine or guiding children on horseback.



GOLF AND MINIGOLF

There are three golf courses in Krkonoše. The most remote of them is the eighteen-hole course Mladé Buky, which is a fifty-minute drive from Aldrov. In half an hour from the Aldrov Resort you can reach the nine-hole courses in Semily, Prosečný or Harrachov, where you can also play mini golf.



ROPE CENTRE



A few minutes' walk from the bottom station of the Medvědíň lift is the Yellow Point Adrenalin Park in Špindlerův Mlýn. There are many interesting attractions for you, including one of the highest swings in Europe, Jacob's Ladder or a log that is crossed at a height of thirteen metres.

TRAIL THROUGH THE TREETOPS



Nature lovers can take a trip to Janské Lázně, where the treetop trail is located in the heart of the majestic forests of the Krkonoše National Park. Here you will discover what makes the nature of the Krkonoše mountains unique – you will see the local forests literally from their roots to their crowns. You will become part of the forest life and meet many animals and plants that you will not find anywhere else.



FISHING ON THE JIZERA RIVER

If your hobbies include fishing in icy mountain water, you can go predator hunting on the Jizera River.

For tired legs, for example after a summer trip, a refreshing dip in the pool in the evening will do the trick.





Still hesitating?

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