

Abstract

Recreation has played, and will always play, an important role in people's lives. People have always longed for a familiar place to relax, however, the ways of relaxing and the types of recreational property have been evolving. New trends in second housing have emerged in developed states during second half of 20th century and lately in Czechia as well.

The most expanded new trend in Czechia is a tendency to purchase own apartments in apartment houses built in attractive localities of mountains, lake sides, near golf courses and spa areas. Among other trends belong for example internationalization, commercialization of second housing, and timesharing.

This thesis aims to describe issue of recreational apartments in Czechia, discover its geographical aspects, patterns and characteristics of its development. Also predicted future tendencies are discussed. The focus is given to the study of effects which might be caused by the construction and use of above mentioned recreational flats. Existence of these real estates might have negative impacts for the neighbouring nature, economic situation of municipalities and social atmosphere in destinations. There are a lot of subjects involved in this issue (local authorities and inhabitants, investors, nature protective authorities) which means possible appearance of conflicts.

The results are based on the data gained by using the methods of field investigation and questionnaires of local authorities, investors and residents in chosen towns. Analysing of newspaper articles was used as second main method.