

Abstract

The topic of this bachelor thesis is the transformation of the use of "Dutch villages" in the Czech Republic, which became a real phenomenon in the field of second homes and influenced the use of Czech recreational areas by foreigners at the beginning of the 20th century. The aim of this thesis is to find out how and for what reasons the ownership, physical form and use of these villages in the Czech Republic changed. The theoretical basis for this thesis is the concept of internationalization, commercialization and destination life cycle offered by Butler in 1980. After presenting the basic knowledge on the topic of tourism in the country and second homes, the actual research is conducted. It is carried out using the method of mapping Dutch villages and selected holiday resorts in order to understand whether the phenomenon of Dutch villages still exists in the country. The results showed that the villages studied are in different stages of the destination life cycle. Since the 1990s, their ownership structure has changed significantly, mainly after legislative changes in 2009 and due to rising property prices. The number of Dutch owners has decreased, and many properties have been sold to Czech citizens or companies. One of the reasons for the decline in Dutch investors' interest in Czech real estate is the overall decrease in the number of Dutch visits to the Czech Republic and the increase in visits to other countries such as Slovenia, Poland, Bulgaria and Albania.

Key Words

Second homes, tourism, Dutch villages, Netherlanders, holiday resorts, ownership structure, Czechia.