

House Four-bedroom (5+kk)

€ 1 397 957 | CZK 34 900 000

249 m², Jablonec nad Nisou, Bedřichov

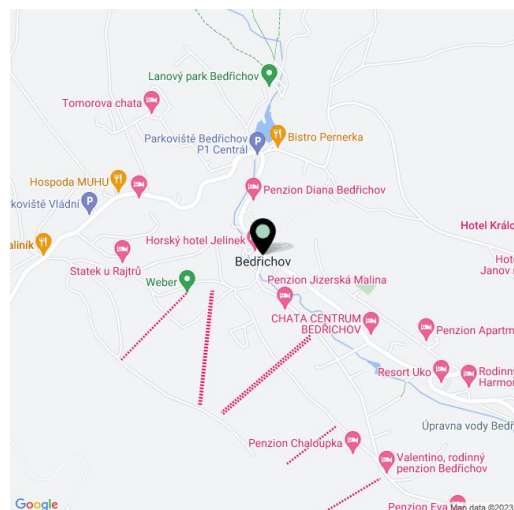


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Total area	249 m ²
Plot	801 m ²
Foot print	134 m ²
Floor area	226 m ²
Terrace	23 m ²
Parking	Garage for 1 car + parking for 1-2 cars in front of the house
Garage	Yes
Cellar	-
PENB	A
Reference number	102421



This fully furnished new mountain house with a designer interior and beautiful views of the valley is located in an exclusive, intimate, gated complex at the southern foot of a rocky massif right next to a forest in the popular mountain resort of Bedřichov.

The ground floor consists of a generously designed living space with a kitchen and access to a covered terrace/outdoor dining room, as well as a foyer, a toilet, and a staircase. Upstairs, there are 2 bedrooms with their own dressing rooms, a third bedroom, a hallway, and a central bathroom. The basement contains a guest room, a wellness area with a Finnish sauna, a toilet, and a utility room.

The house is offered fully furnished, including a custom interior designed by the renowned CODEIN architectural studio. It includes 2 fully equipped kitchen units, furniture in the entrance hall, fully finished wellness facilities, a fireplace stove, living room and dining room furniture, finished interiors in 2 bedrooms, custom-made bathroom furniture, fitted exterior and interior lighting, and LED lighting throughout the house. Facilities include hot water underfloor heating (connected to an air-to-water heat pump), wood-aluminum windows with insulating triple glazing and exterior aluminum blinds, Loxone intelligent home control system, custom-made interior doors with an anthracite super-matt surface, bathroom sanitary ware by Duravit, Hüppe, or Steinberg, and a Jablotron security system. Parking is provided in the garage and in another parking space on the property. The landscaped garden has perennial and other trees.

Bedřichov, located between Jablonec nad Nisou and Liberec, is one of the most popular Jizera resorts, and its beautiful nature attracts visitors in every season. Runners, cross-country skiers, cyclists, hikers, scooter riders, families, mushroom pickers, and all lovers of natural beauty will find something to do here. The village has cafes, restaurants, and grocery stores, as well as a swimming pool, a rope park, a climbing wall, and other sports opportunities. The town is easily accessible, and the drive from Prague takes just over an hour.

Usable area 248.7 m² (of which interior 22.6 m² and terrace 23.1 m²), built-up area 134 m², garden 668 m², land 802 m².

For more information, please visit the project website www.bedrichov-naskale.cz.

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UŽITNÁ PLOCHA

Buk 5+kk

TERASY	23,1 m ²
UŽITNÁ PLOCHA	225,6 m ²
PLOCHA CELKEM	248,7 m ²
CELKOVÁ VÝMĚRA POZEMKU	802 m ²

1.PP * 74 m²

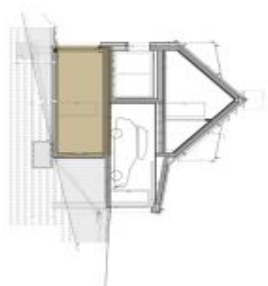
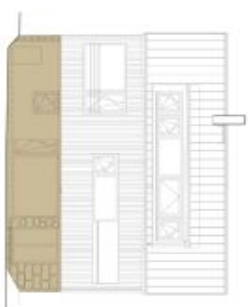
001	CHODBA	7,4 m ²
002	WC	2,0 m ²
003	SAUNA/WELLNESS	24,8 m ²
004	HOSTINSKÝ POKOJ	20,9 m ²
005	TECHNICKÁ MÍSTNOST	6,7 m ²
006	KRYTÁ TERASA	12,2 m ²
CELKOVÁ PLOCHA		74 m²



No Skdle



Plochy jednotlivých místností jsou pouze orientační. Vyznažené zařízení v plánech bytů (nabýtek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Přesné parametry jsou specifikovány ve smlouvě. Developer si vyhrazuje právo na drobné úpravy.



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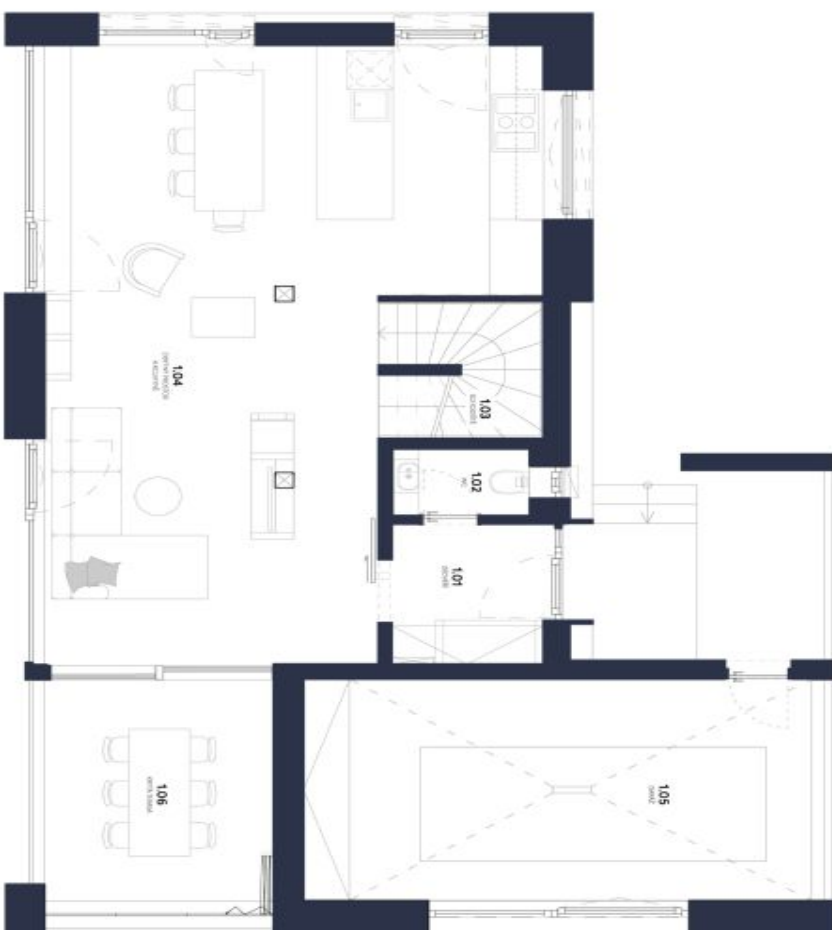
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UŽITNÁ PLOCHA	225,6 m ²
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1.NP • 96,2 m²

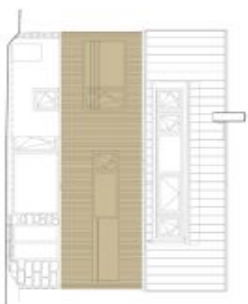
101 ZADYERÍ	4,8 m ²
102 WC	2,0 m ²
103 SCHODIŠTĚ	4,5 m ²
104 OB. PROSTOR A KUCHYŇE	51,0 m ²
105 GARÁŽ	23,0 m ²
106 KRYTÁ TERASA	10,9 m ²
CELKOVÁ PLOCHA	96,2 m²



No Skldie



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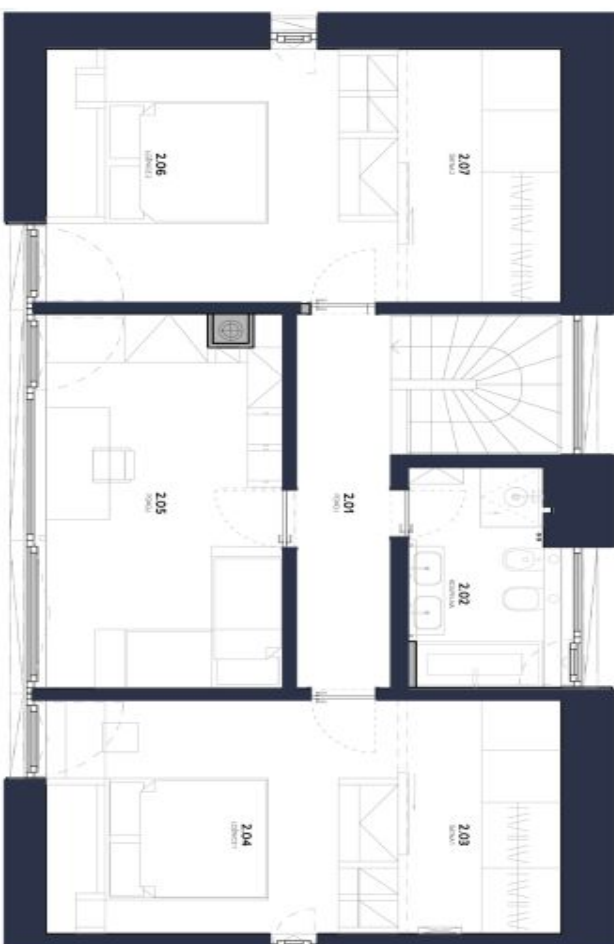
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2.NP • 78,4 m²

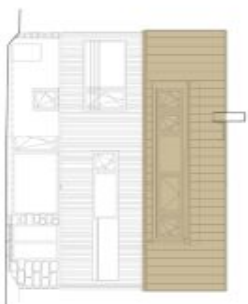
2.01	CHODBA	7,4 m ²
2.02	KOUPELNA	5,8 m ²
2.03	ŠATNA	9,2 m ²
2.04	LOŽNICE 1	14,1 m ²
2.05	POKOJ	16,8 m ²
2.06	LOŽNICE 2	15,2 m ²
2.07	ŠATNA 2	9,9 m ²
CELKOVÁ PLOCHA		78,4 m²



No Skldie



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