



## Apartment Three-bedroom (4+kk)

€ 524 807 | CZK 13 222 500

95.16 m<sup>2</sup>, Jablonec nad Nisou





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Total area	117 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Garden	19 m <sup>2</sup>
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107140

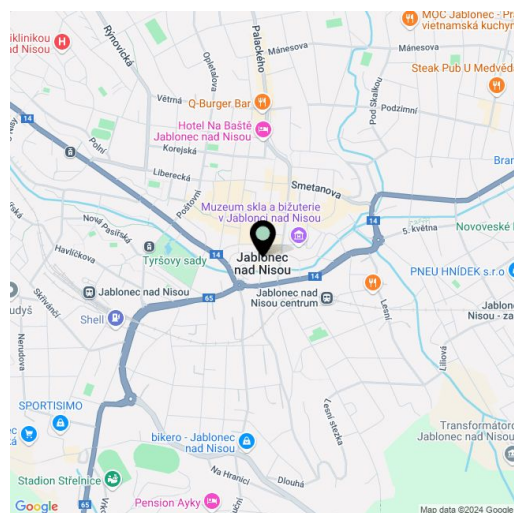
This almost 100-meter family apartment with a southeast-facing terrace, a front garden, and 2 bathrooms is part of the modern ZORA Harrachov project, which brings a fresh perspective on mountain living. The popular resort, located amidst the beautiful nature on the border of the Jizera and Krkonoše Mountains, offers excellent skiing conditions in a modernized ski area that will allow skiing from December to April. The completion date is planned for Q3/2027.

The area of the ground floor apartment consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a toilet and a **walk-in shower**), the second bathroom (with a toilet and a **bathtub**) and a hallway. It will be possible to enter the **spacious terrace and adjoining front garden** from the living room.

Facilities include large **French windows** with aluminum frames, wooden interior doors, vinyl floors, large-format tiles, **underfloor heating**, a **recuperation unit**, and a preparation for air-conditioning and shading. The price includes a **cellar**, and a **garage parking space** can be purchased. Residents will have access to a spacious **ski/bicycle storage room** and a **common room** with a kitchen.

The project is located near the forest in a quiet part of Harrachov. Thanks to the planned return of **international ski jumping competitions**, the entire resort is currently being gradually modernized. The rich offer of local activities is further expanded by the nearby **Polish Polana Jakuszycka sports complex**, the starting point of **cross-country trails** connected to the **Jizera Highway**. Harrachov is easily accessible, and the drive from the outskirts of Prague takes about an hour and a half. Direct bus connections are also available.

Floor area 95.16 m<sup>2</sup>, terrace 21.97 m<sup>2</sup>, front garden 18.52 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.





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**ZORA**  
HARRACHOV

**Byt A.101**

4+kk 1NP BUDOVA A

01	HALA	13,42
02	KOMORA	2,45
03	KOUPELNA	4,77
04	POKOJ	12,29
05	POKOJ	14,12
06	POKOJ	10,27
07	KOUPELNA	3,82
08	OBYTNÁ MÍSTNOST	29,29

**Užitná plocha: 90,43 m<sup>2</sup>**

**Podlahová plocha: 95,16 m<sup>2</sup>**

09	TERASA	21,97
10	PŘEDZAHŘÁDKA	18,52

**Celková plocha: 135,65 m<sup>2</sup>**

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MĚRÍTKO

**POLOHA BYTU**

**A.1. NP**

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vydávané zařízení v plánu (nabývk, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, spec. kácí kondukt, povrchové úpravy a vybavení jsou spec. konvry ve standardním pr. ordnání, které je přehledou Smlouvy o budoucí kupní smlouvě. Konzultace máj pouze ilustrativní charakter. Dveřevpěr s tímto výtvarně prázor na případně změny, úpravy či doplnění tvorob prodáváho ldu.