

## Apartment Two-bedroom (3+kk)

€ 524 590 | CZK 13 120 000

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

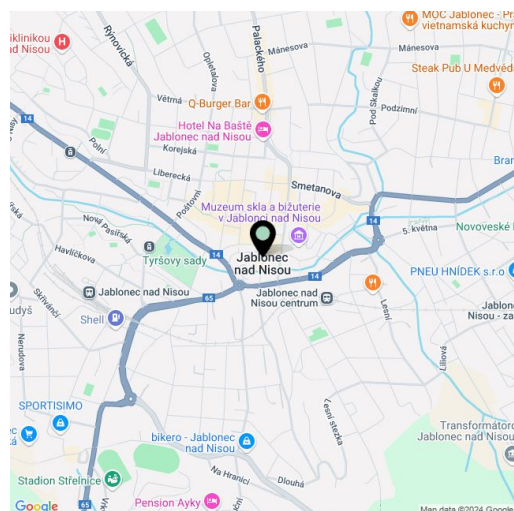


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Total area	128 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Garden	43 m <sup>2</sup>
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107142



\* 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.

This brand-new apartment with a terrace and a front garden 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, 2 bedrooms, a bathroom (with a walk-in shower, a bathtub, and a toilet), a separate toilet, a hallway, and a pantry. It will be possible to enter the garden terrace from all rooms.

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 in a quiet part of Harrachov, yet restaurants and a supermarket are within walking distance. The resort also offers cafes, bakeries and restaurants, shops, rental shops, and ski services. 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 91.44 m<sup>2</sup>, terrace 36.70 m<sup>2</sup>, front garden 43.16 m<sup>2</sup>.

For a complete overview of the units and additional information, please visit the project's website: [www.zoraharrachov.cz](http://www.zoraharrachov.cz).



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**ZORA**  
HARRACHOV

**Byt A.104**

3+kk 1NP BUDOVA A

01	HALA	8,10
02	WC	2,25
03	KOMORA	1,34
04	KOUPELNA	6,21
05	POKOJ	16,75
06	POKOJ	16,43
07	OBYTNA MISTNOST	35,44

**Užitná plocha: 86,50 m<sup>2</sup>**

**Podlahová plocha: 91,44 m<sup>2</sup>**

08	TERASA	36,70
09	PŘEDZÁHRÁDKA	43,16

**Celková plocha: 171,30 m<sup>2</sup>**

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0 1 2 3 4 5

MEŠIKO

POLOHA BYTU

A.1. NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vyznažení zařízení v plánu (nabíječky, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve standardním proručním kresbě v příloze Smlouvy o budoucí kupní smlouvě. Konzultace máj pouze ilustrační charakter. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění tohoto průběžného listu.