

## Apartment Three-bedroom (4+kk)

€ 594 262 | CZK 14 862 500

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

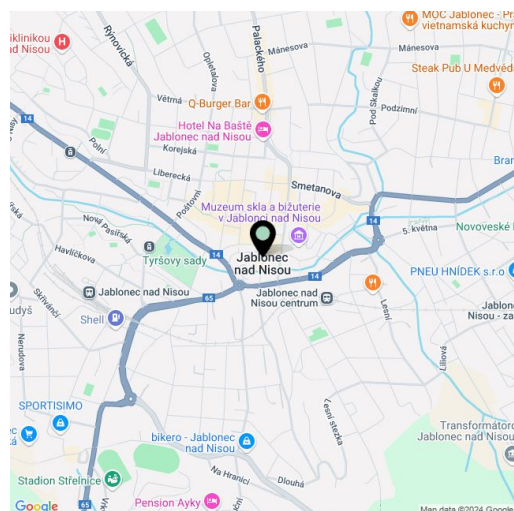


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Total area	131 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107163



\* 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 premium duplex apartment with a large southeast-facing terrace and a northwest-facing balcony 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 entrance level (4th floor) consists of a living room with a preparation for a kitchen and access to a **spacious terrace**, a bedroom with an entrance to the **balcony**, a bathroom, a foyer, a pantry and a staircase to the attic. There are 2 bedrooms and a bathroom with a **bathtub**, and a separate toilet.

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 106.53 m<sup>2</sup>, terrace 18.78 m<sup>2</sup>, loggia 5.25 m<sup>2</sup>.

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

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ZORA HARRACHOV		
<b>Byt A.501</b>		
M4+kk 5NP BUDOVA A		
01	HALA	8,25
02	KOMORA	3,45
03	SCHODIŠTĚ	1,26
04	KOMORA	1,68
05	KOUPELNA	3,35
06	OBYTNÁ MÍSTNOST	31,62
07	POKOJ	11,61
10	CHODBA	2,78
11	KOUPELNA	5,72
12	WC	1,45
13	POKOJ	13,26
14	POKOJ	13,27
Užitná plocha: 97,70 m <sup>2</sup>		
Podlahová plocha: 106,53 m <sup>2</sup>		
08	LODŽIE	5,25
09	TERASA	18,78
Celková plocha: 130,56 m <sup>2</sup>		
zoraharrachov.cz + 420 731 097 717 info@zoraharrachov.cz		

