

## Apartment One-bedroom (2+kk)

€ 316 050 | CZK 7 904 400

59.17 m<sup>2</sup>, Jablonec nad Nisou, Bedřichov

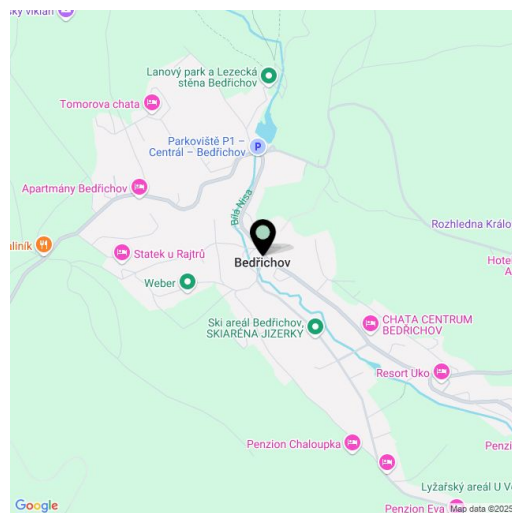


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Total area	70 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	124 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107731



\* 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 new accommodation unit with a garden and parking space is being built in an energy-efficient new development designed in a traditional mountain style. The building, which will house seven units, will also feature a wellness area with a sauna. The apartment complex is located in the popular resort of Bedřichov, just a few minutes' walk from a ski resort and approximately an hour's drive from the outskirts of Prague. Completion is scheduled for July 2025.

The ground-floor unit features a living room with a preparation for a kitchenette, a bedroom, a bathroom (with a shower and toilet), and an entry hall. The living room will have direct access to a southwest-facing garden with a terrace.

The high-quality standards includes wooden plank floors, wooden Euro windows with triple glazing, wooden interior doors, Grohe sanitary ware, a Polysan shower, a recuperation unit, a heat pump for hot water, and electric storage radiators. Security features include magnetic sensors with wiring to all windows and entrance doors. The chalet-style building will have a facade clad in wood and natural stone, while the terrace surface will be made of Siberian larch. The unit comes with one outdoor parking space. Shared facilities include a ski storeroom, a secure bike storeroom, a wellness area with a sauna, shower, and toilet, and an entrance hall with electric boot dryers.

The location is easily accessible, situated by a year-round maintained road. The ski resort is within walking distance, and a cross-country skiing area is just 1 km away. Outside the winter season, the surrounding natural landscape offers numerous hiking and bike trails, as well as opportunities for outdoor swimming. Right from their doorstep, residents can set out for the Královka lookout tower, which features a restaurant and large children's playground. Full amenities are available in nearby Liberec, and the drive from Prague is convenient, primarily via a highway.

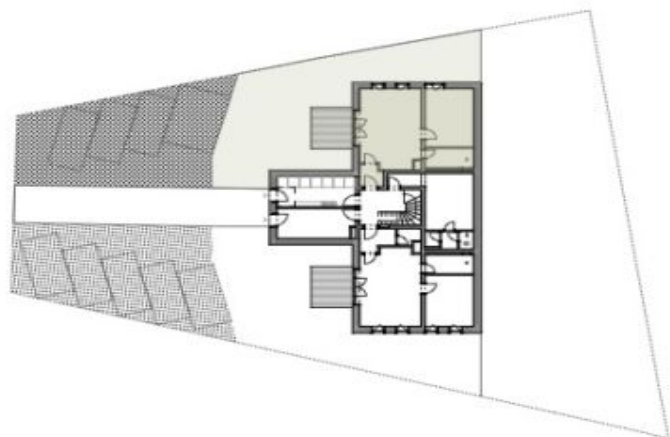
The unit will be officially classified as an accommodation unit.

Floor area 59.17 m<sup>2</sup>, garden 124.02 m<sup>2</sup>, terrace 10.5 m<sup>2</sup>.

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## CHALUPA BEDŘIŠKA

### APARTMÁN A

1.NP

A.01.01	ZADVĚŘÍ	2,95 m <sup>2</sup>
A.01.02	MÍSTNOST 1	30,00 m <sup>2</sup>
A.01.03	KOUPELNA	5,72 m <sup>2</sup>
A.01.04	MÍSTNOST 2	17,32 m <sup>2</sup>

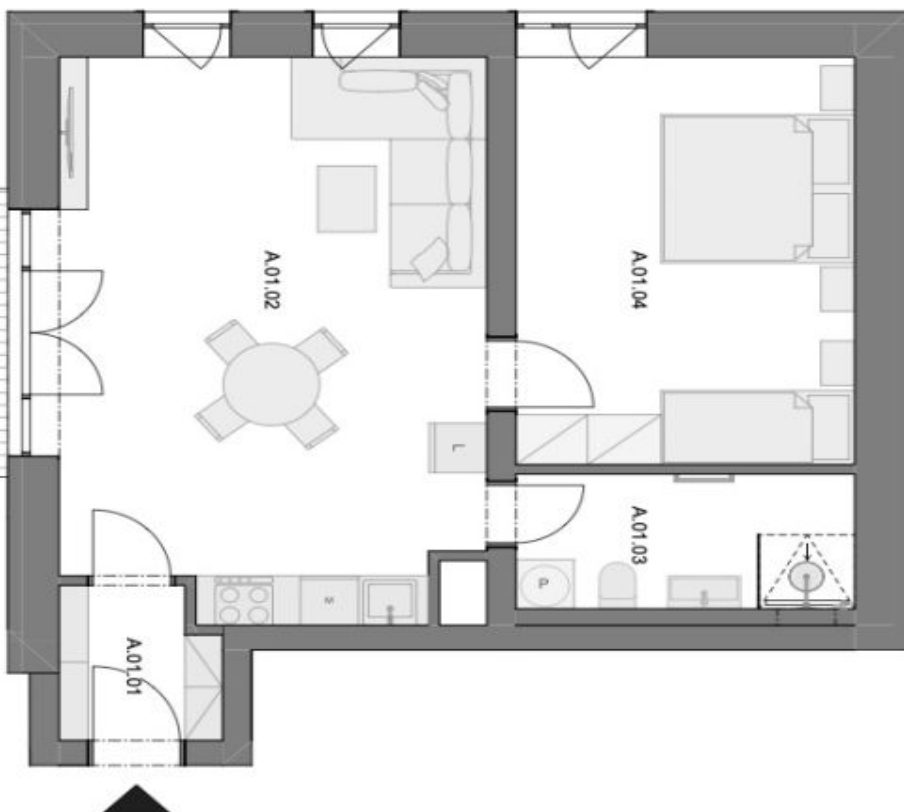
UŽITNÁ PLOCHA 55,99 m<sup>2</sup>

CELKOVÁ PLOCHA BYTU\* 59,17 m<sup>2</sup>

A.01.04 TERASA 10,50 m<sup>2</sup>

ZAHRADA 124,02 m<sup>2</sup>

PARKOVACÍ STÁNÍ 1



0m 1 2 3 5



- Vybavení nábytkem je pouze ilustrativní a není součástí jednotky.  
\* Celkovou plochu bytu tvoří půdorysná plocha všech místností bytu včetně plochy všech konstrukcí uvnitř bytu bez šachty