

## Apartment Two-bedroom (3+kk)

€ 437 825 | CZK 10 950 000

83.42 m<sup>2</sup>, Jablonec nad Nisou, Josefův Důl

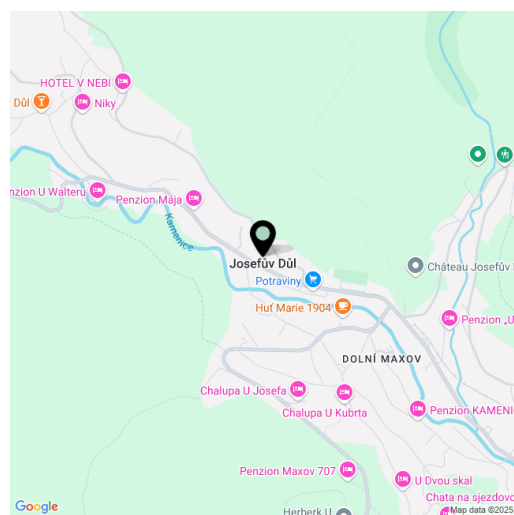


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Total area	98 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Outdoor parking space for an additional cost
Cellar	10 m <sup>2</sup>
PENB	E
Reference number	107988



\* 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 duplex semi-residential unit is part of the Antonínov Mountain Apartments boutique project with only 7 units. The fully renovated, stylish mountain house with a garden and parking is located near the Tanvaldský Špičák ski resort, on a sunny southern slope, in the heart of the beautiful landscape of the Jizera Mountains Protected Landscape Area.

The layout offers, on the entry level (ground floor), an open concept living room with a preparation for a kitchen, a dining area with access to the **garden terrace**, a bathroom, and an entrance hall. The attic consists of two bedrooms.

A renowned architectural studio designed the house in a traditional style and color scheme. Facilities include **electric underfloor heating with Wi-Fi thermostats**, light beige large-format tiles, vinyl floors with an oak design, spruce wood entrance doors with **walnut glazing**, white lacquered interior doors, a **videophone**, and sanitary ware and faucets from Hansgrohe, SAT, and Kaldewei. The unit includes a **storage locker** and an **outdoor parking space for an additional cost**. Three parking spaces will be reserved for visitors. There will be a **preparation for electric car chargers by the parking spaces**. Residents will have access to a **shared garden**.

Antonínov is a part of the village of **Josefův Důl**, located less than 30 minutes by car from Liberec, where there is a small **ski resort** just 1 km away from the building. There is also a sports complex with tennis and volleyball courts, as well as a football field, a grocery store, a restaurant, and a café. The winter landscape features **groomed cross-country trails**, and the nearby ski resorts include **Tanvaldský Špičák**, **Albrechtice** in the **Jizera Mountains**, and **Severák**. Nearby attractions include the **Protržená Dam**, the **Královka** and **Bramberk** observation towers, the picturesque settlement of Mariánská Hora, and **Jizerka**, located in the unique **Jizera Dark Sky Area**. The village has a train connection to **Smržovka**, where a **popular natural toboggan run** from Černá Studnice leads.

Floor area 97.67 m<sup>2</sup>(of which terrace 14.25 m<sup>2</sup>), cellar 10.28 m<sup>2</sup>.

Subject to special legal conditions.

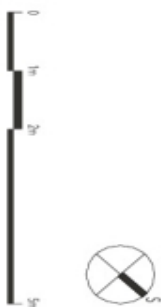
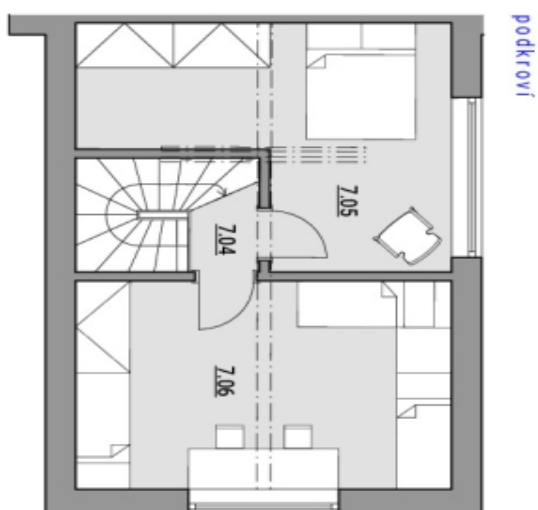
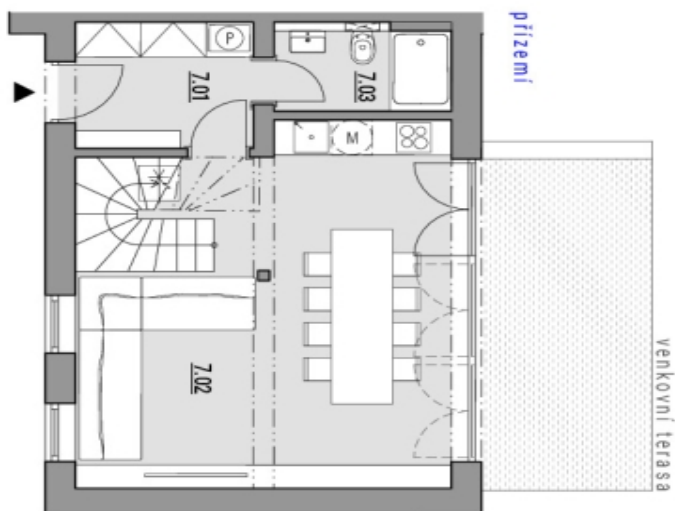
Planned completion: Q3 2025.

Visualizations are used in the presentation.

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Přízemí + podkrovní		
3 + kk		
Z.01	záběří	555 m <sup>2</sup>
Z.02	obytý prostor s kuchyní	301,4 m <sup>2</sup>
Z.03	koupelna	358 m <sup>2</sup>
Z.04	podesta	1,92 m <sup>2</sup>
Z.05	pokoj 1	17,55 m <sup>2</sup>
Z.06	pokoj 2	19,69 m <sup>2</sup>
	schodiště	2,78 m <sup>2</sup>
	vnitřní příčky	2,71 m <sup>2</sup>
	podlahová plocha	83,42 m <sup>2</sup>
	venkovní terasa	14,25 m <sup>2</sup>

