



## Apartment Two-bedroom (3+kk)

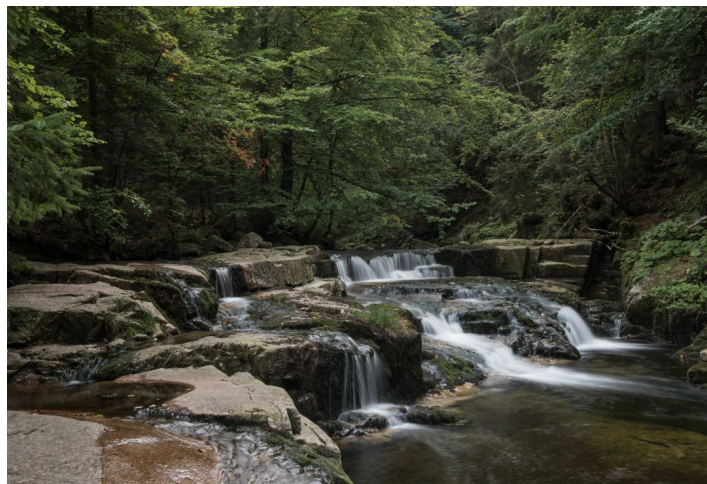
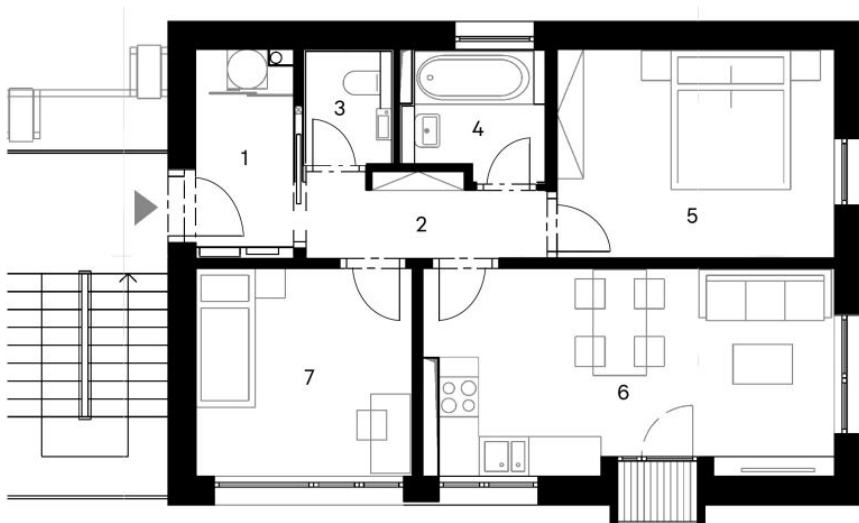
€ 406 078 | CZK 9 883 946

62 m², Jablonec nad Nisou

1	Předsíň	4,6 m²
2	Chodba	4,4 m²
3	WC	2,4 m²
4	Koupelna	4,2 m²
5	Ložnice	13,2 m²
6	Obývací pokoj + KK	19,0 m²
7	Pokoj	10,3 m²
	Balkon	1,1 m²

Podlahová plocha

61,7 m²





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62 m², Jablonec nad Nisou

Total area	63 m²
Floor area*	62 m²
Balcony	1 m²
Parking	At extra cost
Garage	Yes
Cellar	Yes
PENB	A
Reference number	103998

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal  
area of every room.

This new apartment with a balcony is a part of a currently emerging boutique project, which will be located in a quiet part of a popular mountain resort on the border of the Jizera and the Krkonoše mountains. The village, which has managed to retain its original character, has a beautiful surrounding countryside, excellent restaurants, and a wide range of year-round sports activities.

The functional layout consists of a living room with access to a **balcony**, a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a hallway, and a foyer.

The building, with charred **timber cladding**, will be the **first energy-efficient wooden building** in Harrachov. The unit's higher standard facilities include an entrance door with a **security lock**, **VEKRA interior doors with concealed hinges** and a height of 210 cm (choice of 4 decors), premium vinyl floors (choice of 5 decors), large-format Ambienti tiles and floor tiles, **economical SAT toilets**, additional Laufen sanitary ware and Brevis and Grohe faucets, and a preparation for a security system. **Sustainability and low operating costs** will be ensured by **photovoltaic panels**, **underfloor heating**, **cooling with a heat pump**, and plastic windows with insulated **triple glazing**. It is necessary to purchase a cellar storage unit and outdoor or garage parking space with a preparation for a wallbox connected to its own **PV system**. **A common garden with a barbecue and seating area** can be used for neighborhood get-togethers.

A cafe offering **hot breakfasts**, and a popular restaurant in a traditional mountain cottage are located near the new residence. A **glass museum and a brewery** are also nearby. It is possible to reach a cable car comfortably by ski bus, with a stop only 5 minutes away. The new **Polana Jakuszycka Polish sports complex**, the starting point of the cross-country trails connected to the **Jizerská highway**, is close-by. Harrachov is easily accessible. The drive from Prague takes about an hour and a half, and you can also use direct bus connections.

Floor area 61.7 m², balcony 1.1 m².

Construction will begin by the middle of 2024.

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2	Chodba	4,4 m <sup>2</sup>
3	WC	2,4 m <sup>2</sup>
4	Koupelna	4,2 m <sup>2</sup>
5	Ložnice	13,2 m <sup>2</sup>
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<b>Podlahová plocha</b>		<b>61,7 m<sup>2</sup></b>

