



## Apartment One-bedroom (2+kk)

€ 339 370 | CZK 8 245 000

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



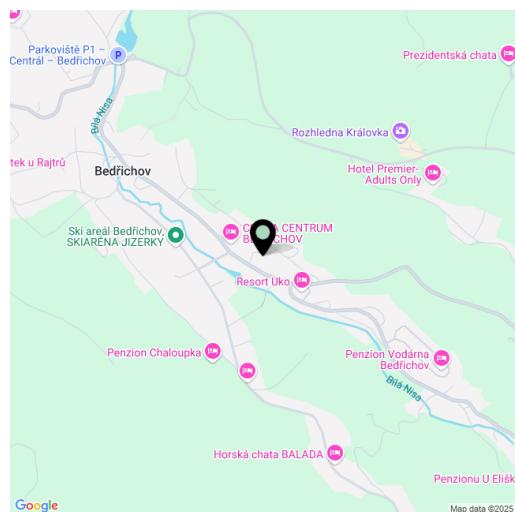


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|                  |                         |
|------------------|-------------------------|
| Total area       | 70 m <sup>2</sup>       |
| Floor area*      | 59 m <sup>2</sup>       |
| Terrace          | 11 m <sup>2</sup>       |
| Garden           | 121 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 October 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** 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 121 m<sup>2</sup>, terrace 10.5 m<sup>2</sup>.



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### CHALUPA BEDŘIŠKA

#### APARTMÁNA

1.NP

|         |            |                      |
|---------|------------|----------------------|
| A.01.01 | ZÁDVERÍ    | 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

#### CELKOVÁ PLOCHA BYTU\*

55,99 m<sup>2</sup>

59,17 m<sup>2</sup>

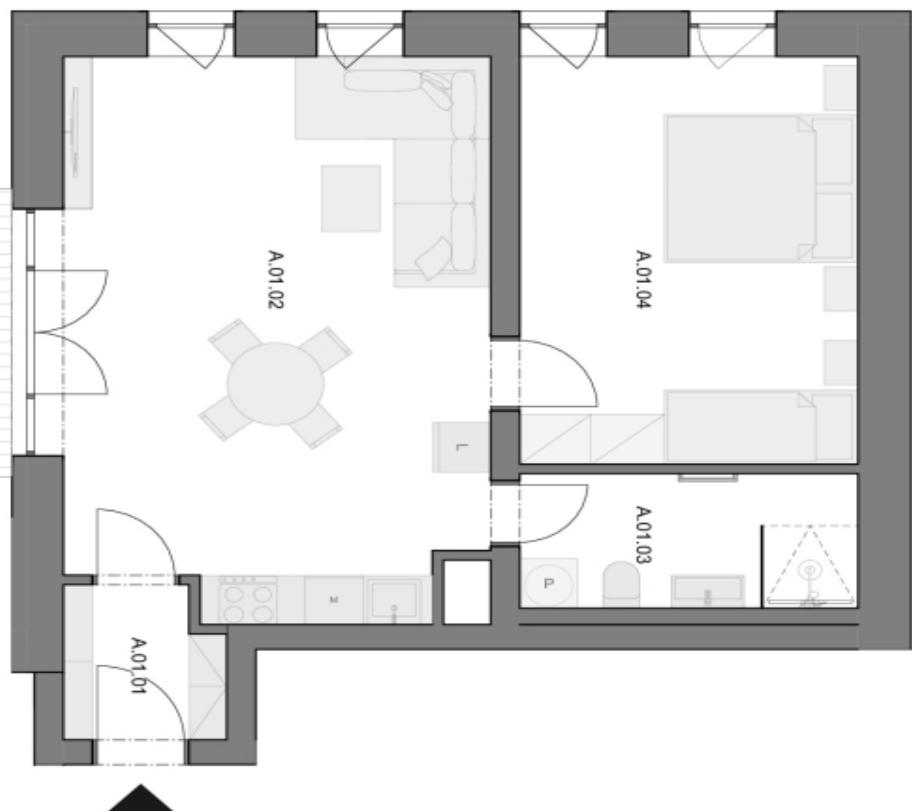
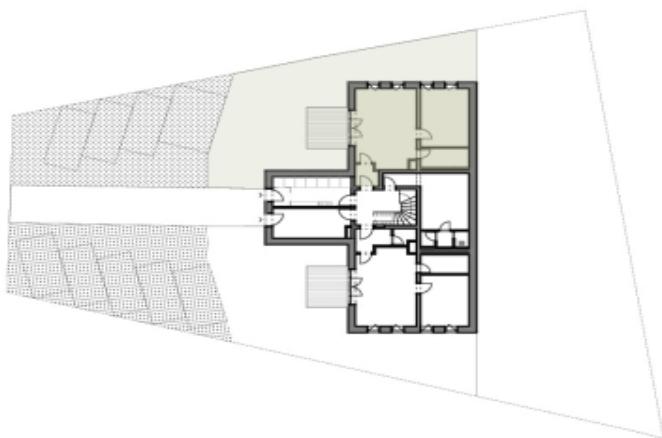
10,50 m<sup>2</sup>

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

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#### ZAHRADA

#### PARKOVACÍ STÁNÍ



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