



## Apartment One-bedroom (2+kk)

€ 339 370 | CZK 8 245 000

59.17 m², Jablonec nad Nisou, Bedřichov





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Total area	70 m²
Floor area*	59 m²
Terrace	11 m²
Garden	121 m²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107731

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.

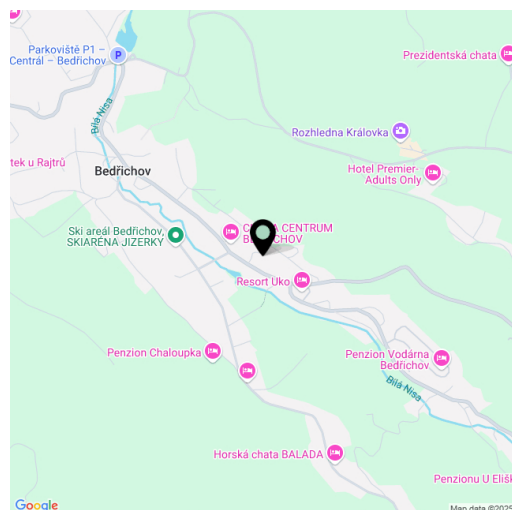
The ground-floor unit features a living room with a preparation for a kitchenette, a bedroom, a bathroom (with a shower and toilet), and an entry hall. The living room will have direct access to a **southwest-facing garden with a terrace**.

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 m², garden 121 m², terrace 10.5 m².



\* 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.





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### CHALUPA BEDŘIŠKA

#### APARTMÁN A

1.NP

A.01.01	ZADVĚŘÍ	2,95 m²
A.01.02	MÍSTNOST 1	30,00 m²
A.01.03	KOUPELNA	5,72 m²
A.01.04	MÍSTNOST 2	17,32 m²

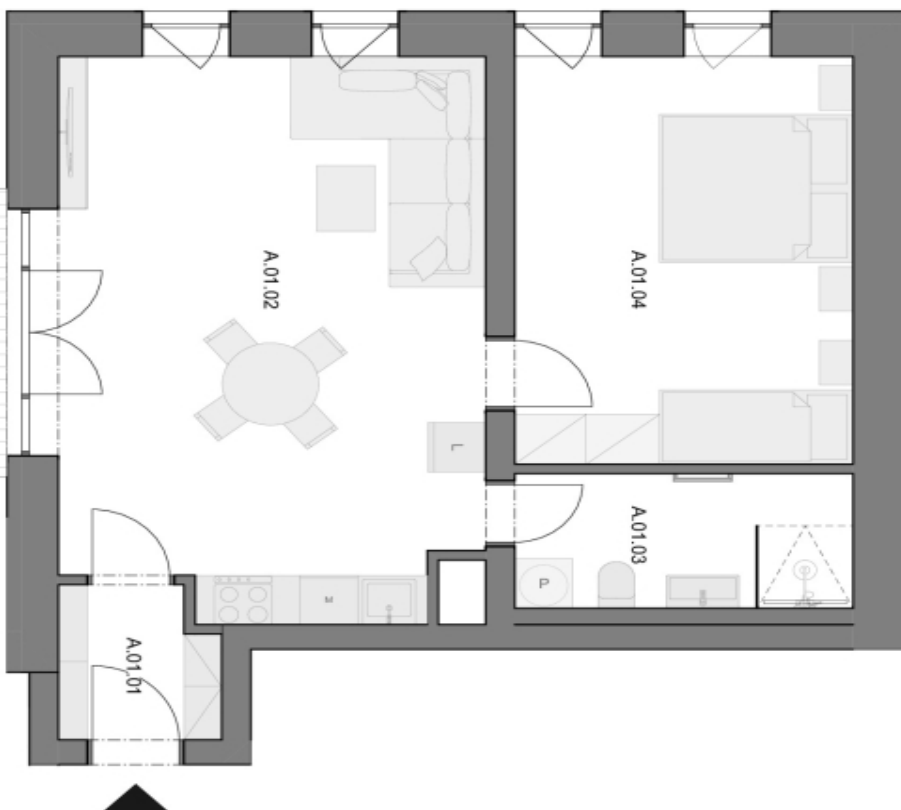
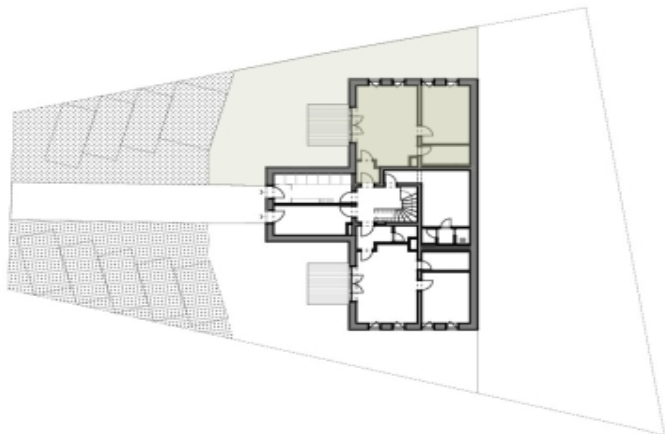
UŽITNÁ PLOCHA 55,99 m²

CELKOVÁ PLOCHA BYTU\* 59,17 m²

A.01.04 TERASA 10,50 m²

ZAHRADA 124,02 m²

PARKOVACÍ STÁNÍ 1



0 m 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