



Apartment One-bedroom (2+kk)

60.68 m², Jablonec nad Nisou, Bedřichov

€ 348 809 | CZK 8 490 000





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Total area	71 m²
Floor area*	61 m²
Terrace	11 m²
Garden	112 m²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107732

This new accommodation unit, featuring a garden and parking space, is being built in an energy-efficient development designed in a traditional mountain style. The apartment complex is located in the popular resort of Bedřichov, just a few minutes' walk from the ski slopes and approximately an hour's drive from the outskirts of Prague. Completion is scheduled for October 2025.

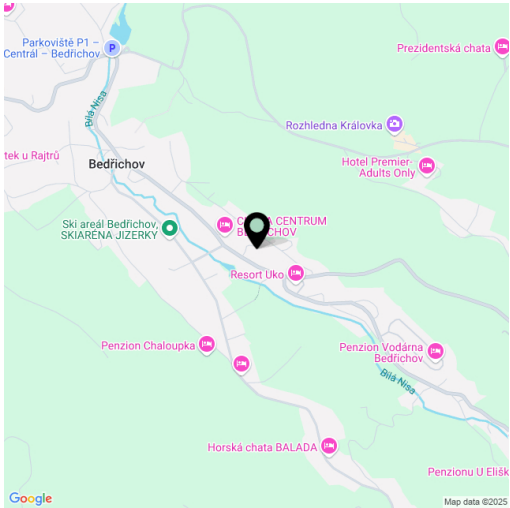
The layout of the ground floor unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet), a closet, and an entrance hall. The living room will have access to a southeast-facing garden with a terrace.

Facilities include hardwood plank floors, divided wooden Euro-windows with triple glazing, wooden interior doors, Grohe sanitary ware, a Polysan shower enclosure, a heat recovery unit, a heat pump for hot water, and electric storage radiators. The unit will be secured with magnetic sensors wired to all windows and the entrance door. The chalet-style building has a facade clad in wood and natural stone, while the terrace surface will be made of Siberian larch or pine. The unit comes with one outdoor parking space. Shared facilities include a ski storage room with electric boot dryers.

The property is easily accessible, located by a road maintained year-round. A ski resort is within walking distance, and cross-country ski trails are just 1 km away. Outside the winter season, the surrounding beautiful nature offers numerous hiking and bike trails, as well as opportunities for natural swimming. Directly from the building, you can set out for the Královka lookout tower, which features a restaurant and large children's playground. All essential amenities are available in nearby Liberec, and the drive from Prague is convenient, mostly via a highway.

The unit will be officially classified as an accommodation unit.

Floor area: 60.68 m², garden 112 m² with 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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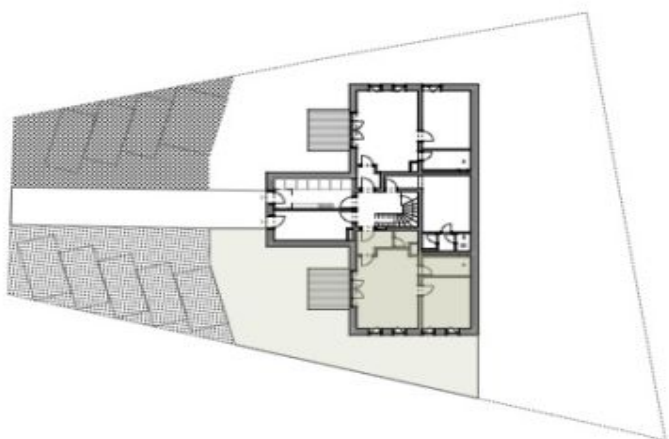




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CHALUPA BEDŘIŠKA

APARTMÁN B

1.NP

B.01.01	ZÁDVEŘÍ	4,48 m²
B.01.02	KOMORA	2,14 m²
B.01.03	MÍSTNOST 1	29,37 m²
B.01.04	KOUPELNA	5,60 m²
B.01.05	MÍSTNOST 2	15,28 m²

UŽITNÁ PLOCHA

56,87 m²

CELKOVÁ PLOCHA BYTU*

60,68 m²

B.01.05 TERASA

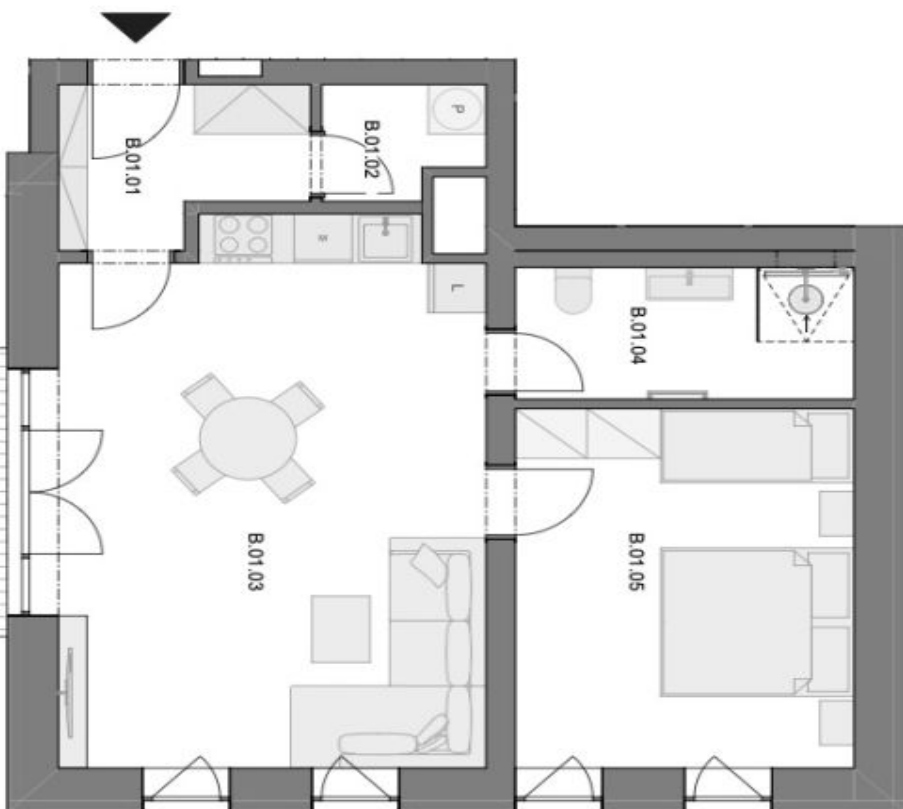
10,50 m²

ZAHRADA

132,20 m²

PARKOVACÍ STÁNÍ

1



0 m 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