



## Apartment One-bedroom (2+kk)

€ 348 809 | CZK 8 490 000

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



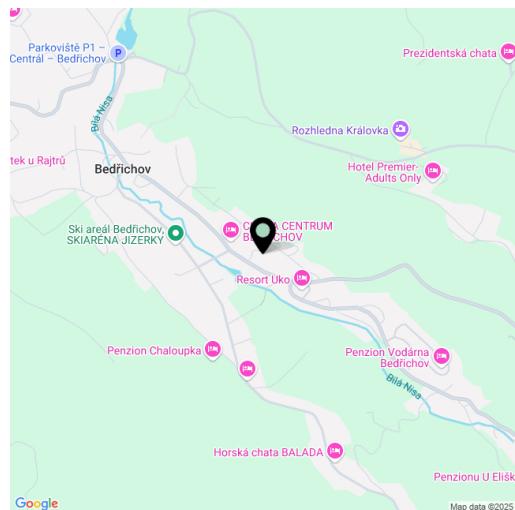


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Total area	71 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	112 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107732



\* 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, 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 m<sup>2</sup>, garden 112 m<sup>2</sup> with terrace 10.5 m<sup>2</sup>.



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### CHALUPA BEDŘIŠKA

#### APARTMÁN B

1.NP	
B.01.01	ZÁDVERÍ
B.01.02	KOMORA
B.01.03	MÍSTNOST 1
B.01.04	KOUPELNA
B.01.05	MÍSTNOST 2

#### UŽITNÁ PLOCHA

#### CELKOVÁ PLOCHA BYTU\*

56,87 m<sup>2</sup>

60,68 m<sup>2</sup>

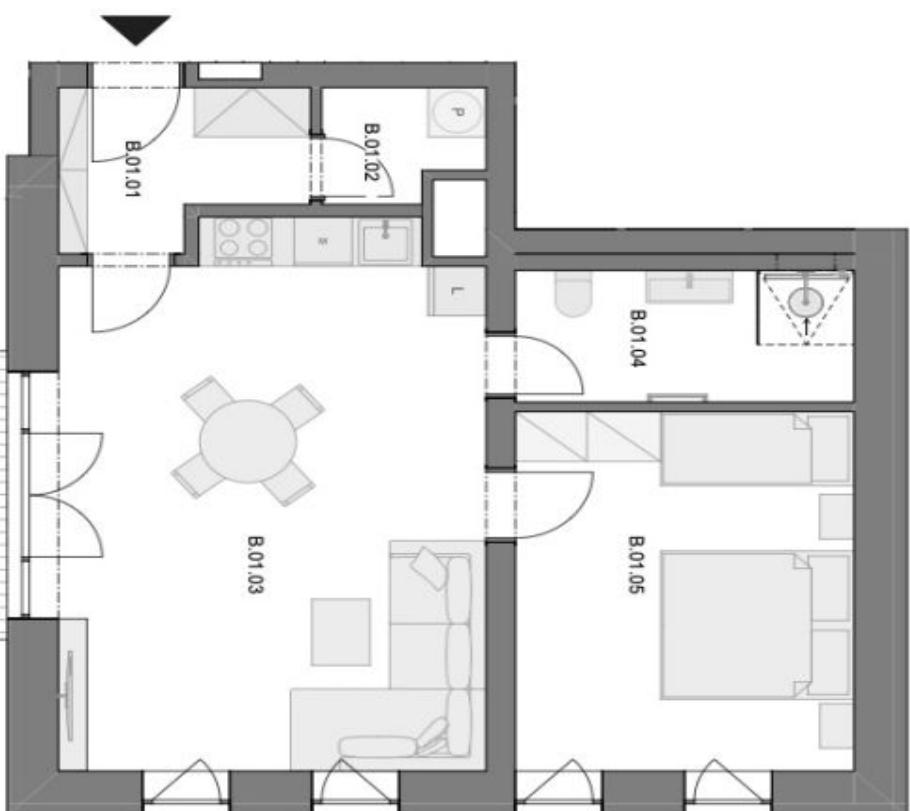
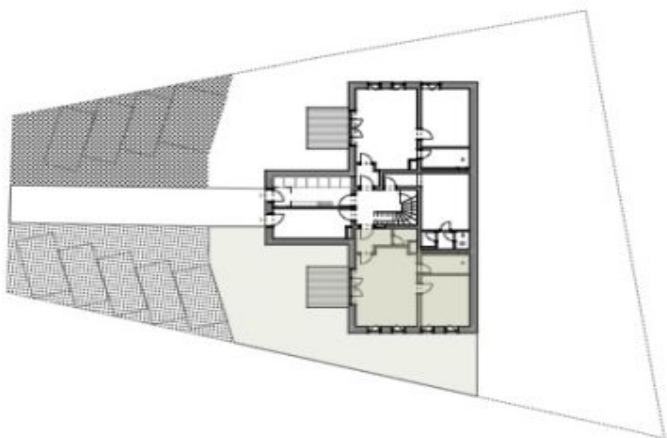
10,50 m<sup>2</sup>

132,20 m<sup>2</sup>

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#### ZÁHRADA

#### PARKOVACÍ STÁNÍ



\* Vybavení nábytkem je pouze ilustrační a není součástí jehodnotky.  
\* Celkovou plochu bytu hodižiž půdorysná plocha všech místností bytu včetně plochy všech konstrukcí uvnitř bytu  
bez šachty