



Apartment Three-bedroom (4+kk)

€ 470 304 | CZK 11 447 200

70.92 m², Jablonec nad Nisou, Bedřichov



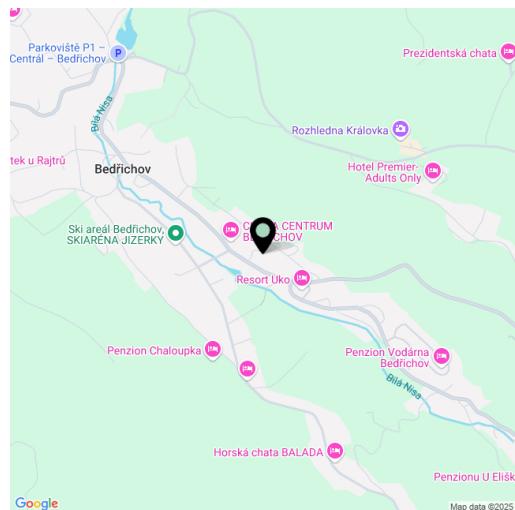


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Total area	71 m ²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107735



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

The 1st-floor unit features a corner living room with a preparation for a kitchenette, 3 bedrooms, a bathroom (with a shower), a separate toilet, and an entry hall.

High-quality standards include **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 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 storeroom** with electric boot dryers.

The location is easily accessible, situated by a **year-round maintained road**. A 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.

Floor area 70.92 m².

Subject to special legal conditions.



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CHALUPA BEDŘIŠKA

ATELIÉR F

PODKROVÍ

F.02.01	MÍSTNOST 1	31,87 m ²
F.02.02	KOUPELNA	5,42 m ²
F.2.03	MÍSTNOST 2	12,33 m ²
F.02.04	MÍSTNOST 3	10,27 m ²
F.02.05	MÍSTNOST 4	6,60 m ²
F.02.06	WC	1,09 m ²

UŽITNÁ PLOCHA

67,58 m²

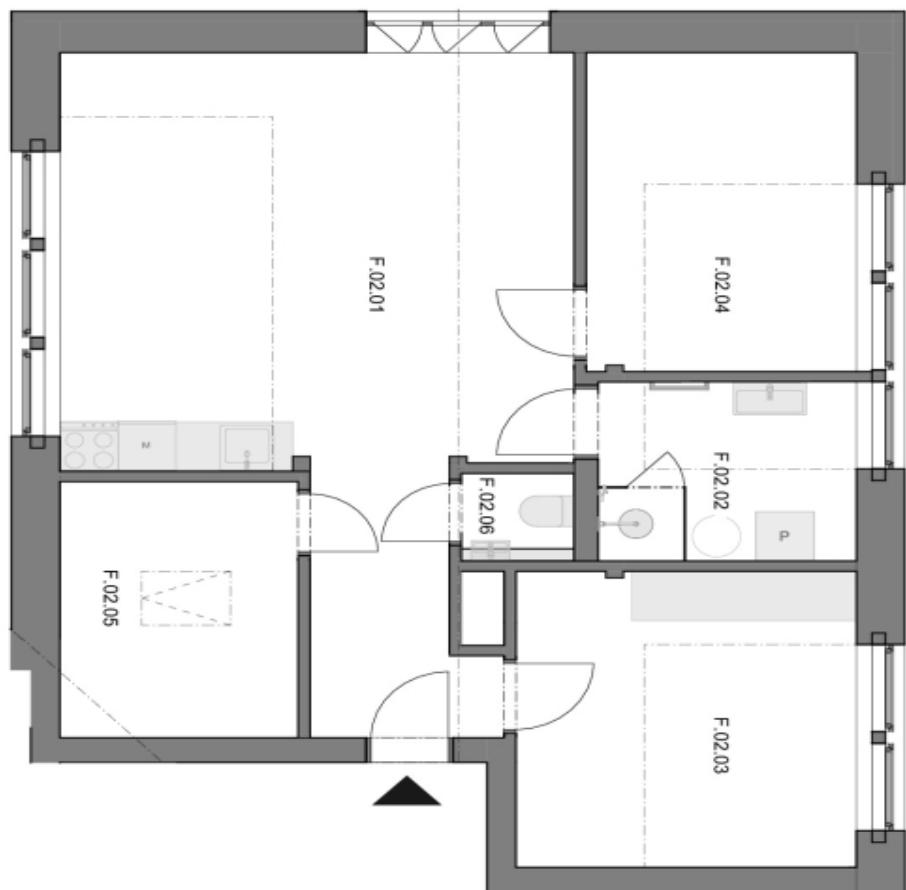
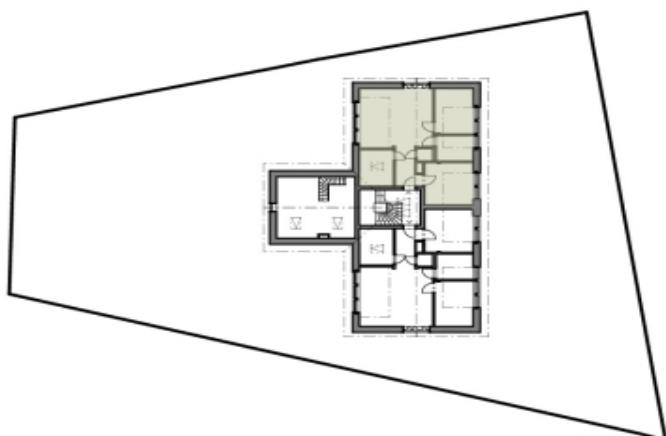
CELIKOVÁ PLOCHA ATELIÉRU*

70,92 m²

ZAHRADA

PARKOVACÍ STÁNÍ

1



- Vybavení nábytkem je pouze ilustrativní a není součástí jednotky.

* Celkovou plochu ateliéru hoví půdorysná plocha všech místností ateliéru včetně plochy všech konstrukcí uvnitř ateliéru bez šachty