



Apartment Three-bedroom (4+kk)

€ 470 304 | CZK 11 447 200

70.92 m², Jablonec nad Nisou, Bedřichov



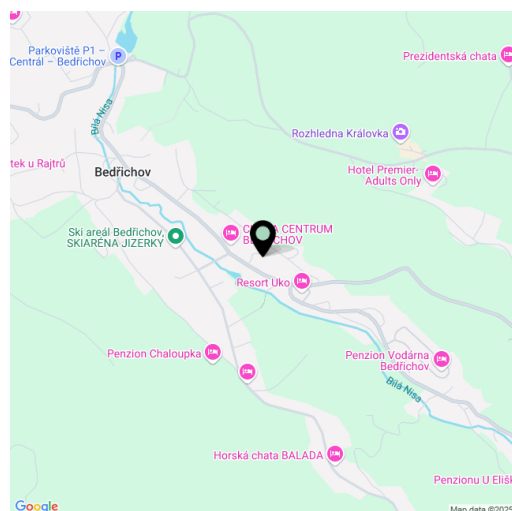


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Total area	71 m²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107736



* 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 the ski slopes and approximately an hour's drive from the outskirts of Prague. Completion is scheduled for July 2025.

The layout of the 1st floor unit consists of a corner living room with a preparation for a kitchen, 3 bedrooms, a bathroom with a shower, a separate toilet, and an entrance hall.

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's facade will be clad in **wood** and **natural stone**. 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 skiing 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.

Floor area 70.92 m².

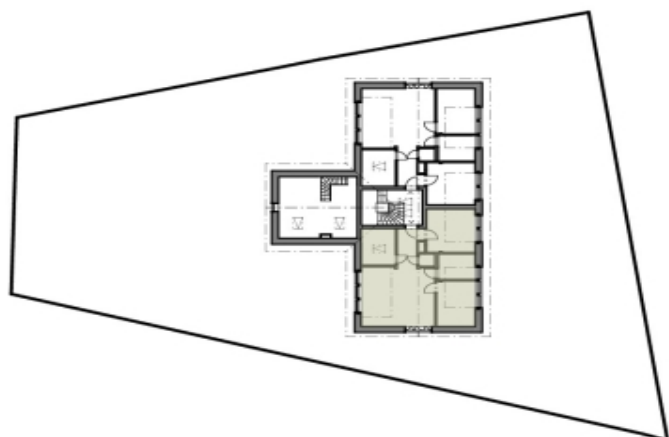
Subject to special legal conditions.



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CHALUPA BEDŘIŠKA

ATELIÉR G

PODKROVÍ

G.02.01	MÍSTNOST 1	31,83 m²
G.02.02	KOUPELNA	5,42 m²
G.02.03	MÍSTNOST 2	12,60 m²
G.02.04	MÍSTNOST 3	10,27 m²
G.02.05	MÍSTNOST 4	6,60 m²
G.02.06	WC	1,09 m²

UŽITNÁ PLOCHA

67,81 m²

CELKOVÁ PLOCHA ATELIÉRU*

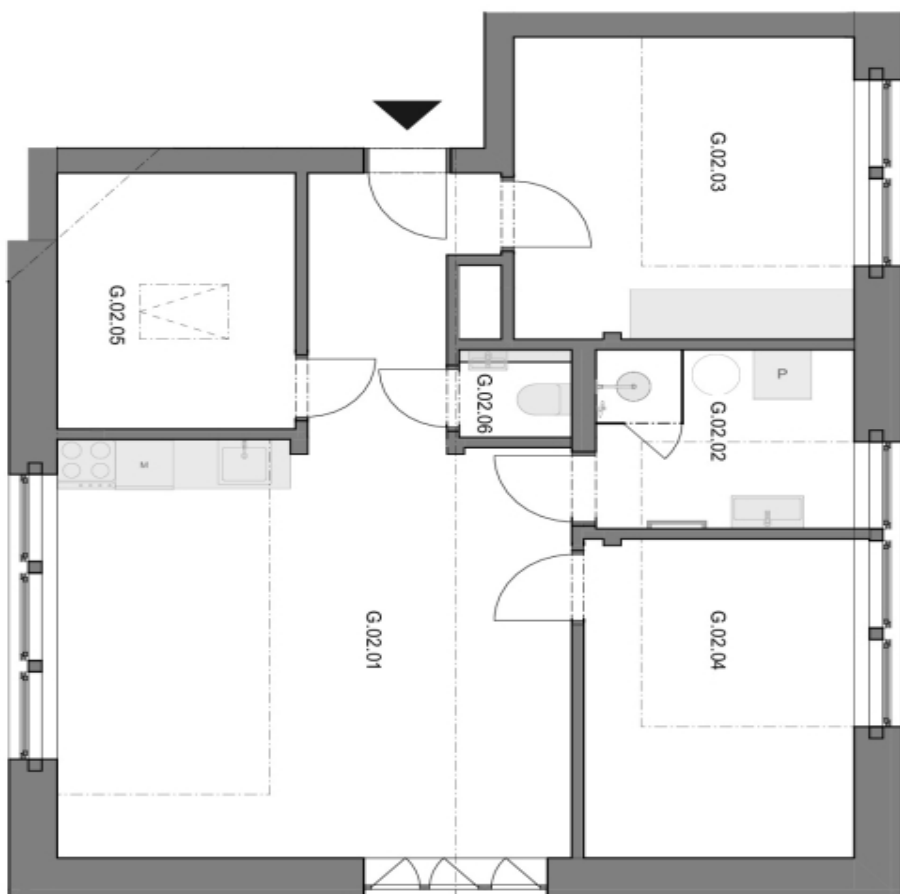
70,92 m²

ZAHRADA

-

PARKOVACÍ STÁNÍ

1



- Vybavení nábytkem je pouze ilustrativní a není součástí jednotky.

* Celkovou plochu ateliéru tvoří půdorysná plocha všech místností ateliéru včetně plochy všech konstrukcí uvnitř ateliéru bez šacíky