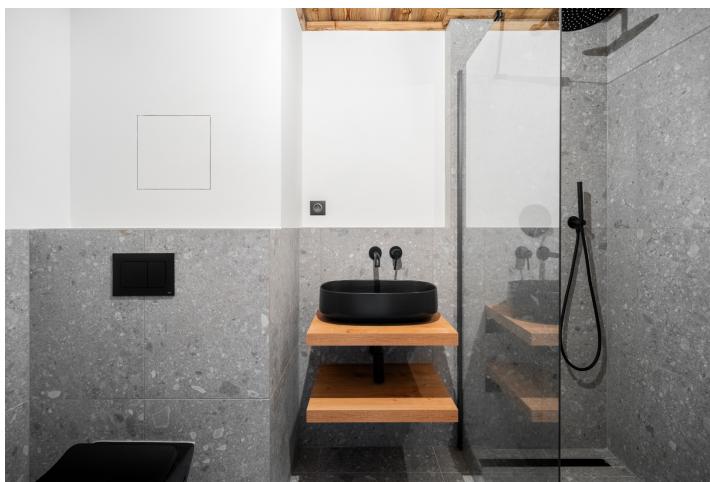




## Apartment Studio (1+kk)

24.7 m<sup>2</sup>, Jablonec nad Nisou, Harrachov

€ 283 033 | CZK 6 886 200

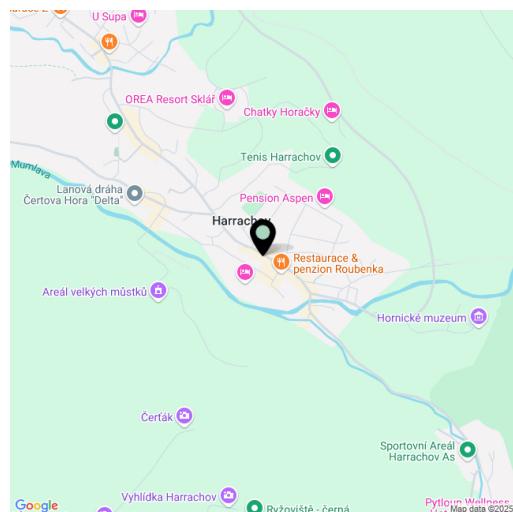




## Apartment Studio (1+kk)

24.7 m<sup>2</sup>, Jablonec nad Nisou, Harrachov

Total area	29 m <sup>2</sup>
Floor area*	25 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	108126



\* 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.

**€ 283 033 | CZK 6 886 200**

**This new apartment with a balcony is located in the modern Corso Harrachov building, thoughtfully integrated into the center of this renowned mountain resort, surrounded by the Krkonoše National Park. Thanks to the resort's top-tier services, the unit is also suitable for investment purposes and offers potential for interesting returns.**

The layout of the 2nd floor apartment consists of a main living area with a preparation for a kitchen, a bathroom, and an entrance hall. The living room seamlessly connects to a **balcony** that wraps around the entire length of the wall.

This energy-efficient building was completed in 2024 and offers a **high standard** of completion, including **wooden floors**, wooden paneling in the bathroom, flush veneered doors (the entrance door has security hardware), and **Grohe** bathroom fixtures in a **Hard Graphite** color. A **storage unit** and **outdoor parking space** can be purchased. When buying two studio units, there is the option to purchase a **garage parking space**. Residents have access to a **private wellness** zone with a **sauna** and panoramic views, as well as a **reception**, lobby, café, with breakfast service, a game room, a children's play area, and **ski and bike service facilities**.

This excellent area offers **ski-in access** to the slopes or a connection to a cross-country **ski trail network**. Harrachov is home to a wide selection of restaurants and cafés—a **renowned bakery**, a grocery store, and a **pharmacy** are just a short walk away. The surrounding area features countless **hiking paths and nature trails**. The town is easily accessible. By car, it's about a 1.5 hour drive from the edge of Prague, and there is a direct bus connection with a stop close to the apartment.

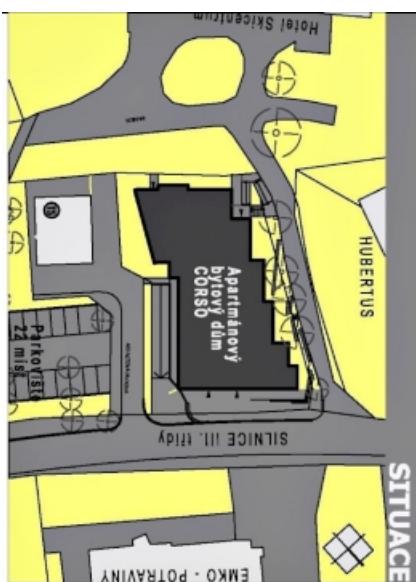
Floor area 24.7 m<sup>2</sup>, balcony 4.68 m<sup>2</sup>.



## Apartment Studio (1+kk)

24.7 m<sup>2</sup>, Jablonec nad Nisou, Harrachov

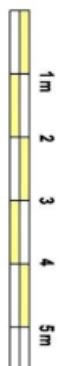
€ 283 033 | CZK 6 886 200



POHLED

### PŮDORYSNÁ POLOHA BYTU

BÝTOVÝ DŮM HARRACHOV	C	O	R	S	O	BYT	DISPOZICE	PODLAHOVÁ PLOCHA BYTU	PLOCHA BALKÓNU	PODLAŽÍ
						3.12.	1+KK	24,7m <sup>2</sup>	4,68m <sup>2</sup>	3.NP



BYT 3.12.		
OZNAČENÍ	NAZEV MÍSTNOSTI	PLOCHA
3.12.1	PŘEDSÍN	4,42m <sup>2</sup>
3.12.2	OBYVNÝ PROSTOR	15,44m <sup>2</sup>
3.12.3	KOUPELNA+WC	3,88m <sup>2</sup>
NOZ	SVÍSLÉ KONSTRUKCE	0,96m <sup>2</sup>
3.12.4	BALKÓN / TERASA	4,68m <sup>2</sup>