



## Apartment Studio (1+kk)

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

€ 299 970 | CZK 7 298 280

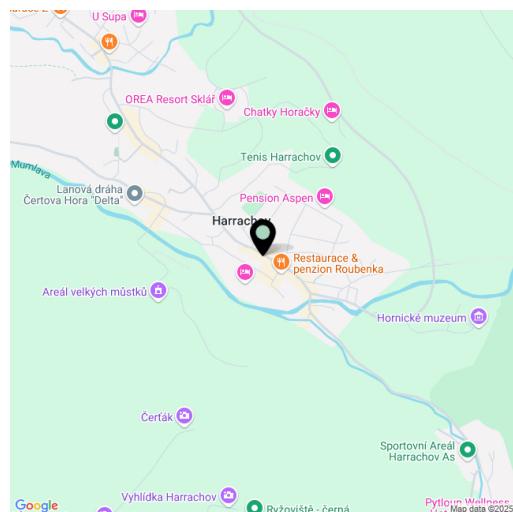




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Total area	39 m <sup>2</sup>
Floor area*	28 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	A
Reference number	108127



\* 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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**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 28.19 m<sup>2</sup>, balcony 10.54 m<sup>2</sup>.



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