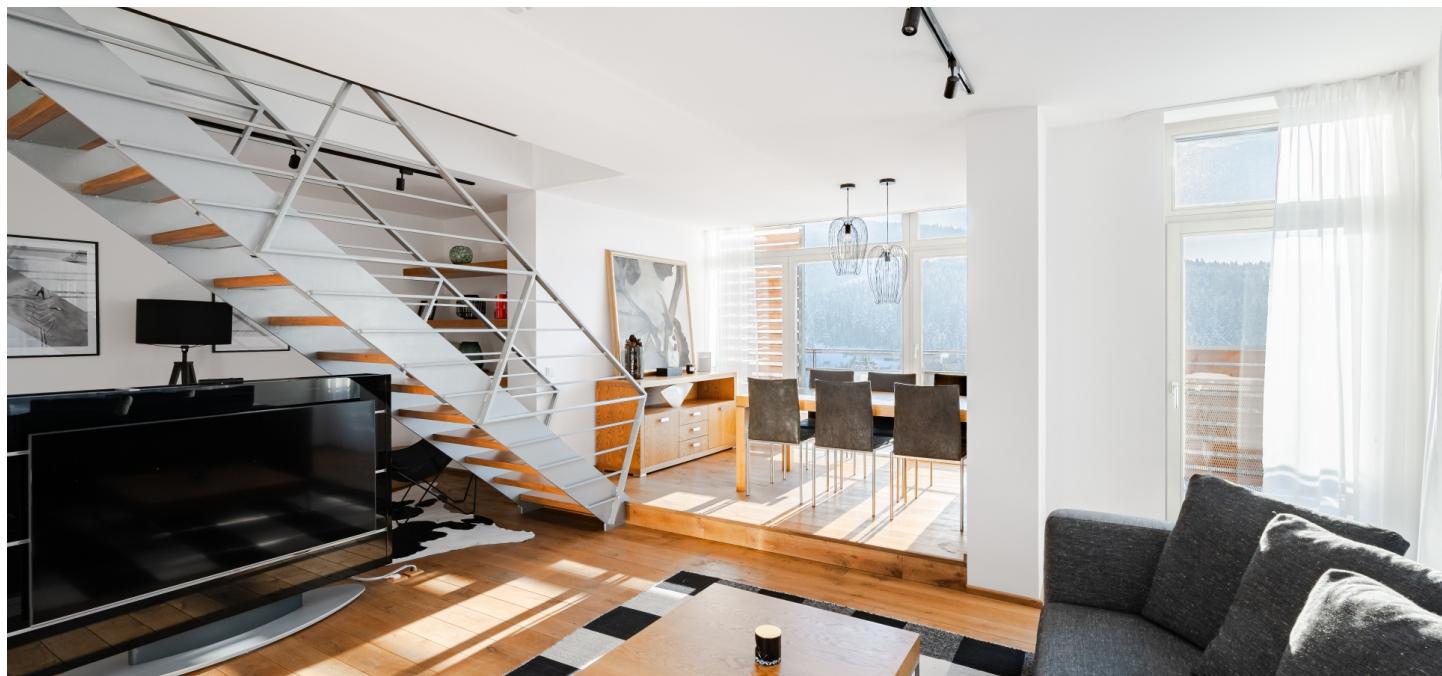




## Apartment Two-bedroom (3+kk)

€ 612 161 | CZK 14 900 000

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



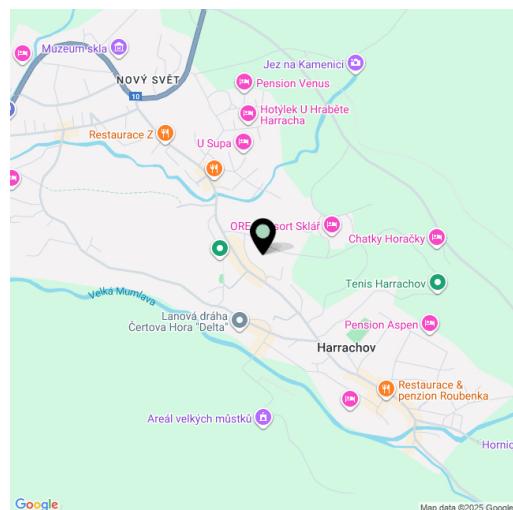


## Apartment Two-bedroom (3+kk)

€ 612 161 | CZK 14 900 000

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

Total area	154 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Terrace	49 m <sup>2</sup>
Parking	2 garage parking spaces
Cellar	Yes
PENB	C
Reference number	110098



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**This spacious two-level apartment of over 100 m<sup>2</sup> with a terrace offers breathtaking views of the center of Harrachov as well as the surrounding forested peaks and trails. It provides a quiet family home as well as a perfect base for recreational use in a location that caters to sports enthusiasts, nature lovers, and gourmands alike. The unit comes with 2 garage parking spaces and 2 adjoining cellar storage rooms.**

Located on the entry level, the 4th floor of a modern residential building, this duplex apartment features a spacious living room with a kitchen, pantry, and dining area that offers **stunning views** through large-format windows. This floor also includes a bedroom, a bathroom with a shower and toilet, and an entrance hall with a large built-in wardrobe. The upper level, accessed by an interior staircase directly from the living area, comprises a second bedroom, a bathroom with a bathtub and toilet, and an open gallery. **Expansive terraces** naturally extend the living space, providing plenty of room for outdoor seating. The price includes **2 garage parking spaces** and 2 adjoining cellar storage rooms.

Fully **furnished**, the duplex is part of the **Čertovka Apartments**, built in an Alpine style and the recipient of an award in the **Best of Realty 2006 competition**. Wooden double-glazed windows are fitted with internal blinds; floors are finished with high-quality bonded wood. The apartment offers **ample versatile storage options**. Comfort is further enhanced by a **Homey smart home system**, through which you can control the boiler, heating, and selected lighting via an app, with the option to add automation features. The building is equipped with **an elevator** and **barrier-free access**.

The apartment enjoys a unique location in the center of this **mountain town**, with views of the surrounding slopes and the **famous ski-flying hill** on Čertova Mountain. This traditional ski resort in western **Krkonoše**, set in a valley of the **Mumlava River** and only 3 km from the Polish border, attracts visitors year-round. Winter offers a wide range of snow activities, while summer is ideal for hiking, mountain trekking, climbing, and cycling. The area also features indoor and outdoor swimming pools, tennis courts, a **9-hole golf course**, and mini-golf.

Floor area 105 m<sup>2</sup>, terraces 49 m<sup>2</sup>.

The price includes the planned refurbishment of the terrace surfaces.