



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	71 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
PENB	G
Reference number	103119

This stylish apartment with a loggia overlooking the greenery is located on the 1st floor of a modern mountain apartment building. A beautiful and quiet place on the edge of Harrachov, next to a forest path, along which you can reach the Mumlava Waterfalls in a few minutes, go cycling or cross-country skiing in the Krkonoše National Park.

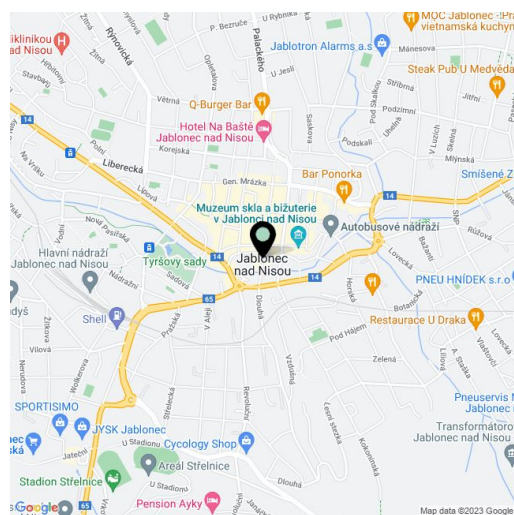
The apartment consists of a living room with a kitchen, a **fireplace**, and access to the southwest-facing **loggia**, a master bedroom created from the original wardrobe, a second bedroom, a bathroom (with a bathtub, sink, and toilet with a bidet shower), a utility room (with a washing machine and a boiler), and an entrance hall.

The building was approved in 2018. The interior is cozy thanks to the hardwood floors, doors, and paneling, and **furniture that was made to measure**. The heating is gas with the possibility of remote control via an app. The purchase price includes a **garage space and 2 cellars**: a cellar cubicle in the basement and a cellar on the same floor as the apartment.

Conveniently located right next to a **hiking trail**, bike trails, and many groomed ski tracks, including the **Krkonoše highway**, with a **sports hall and the Mining Museum** nearby, as well as the Rýžoviště cable car, which is part of the **Harrachov ski resort**. The place is excellently accessible all year round. The drive from the outskirts of Prague takes about an hour and a half, and there is also a bus station not far from the apartment with **direct connections** from Prague.

Floor area 61.8 m<sup>2</sup>, loggia 7.2 m<sup>2</sup>, storage room on the floor, basement.

In the owner's statement, the apartment is listed as a 2-bedroom with a dressing room.



\* 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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