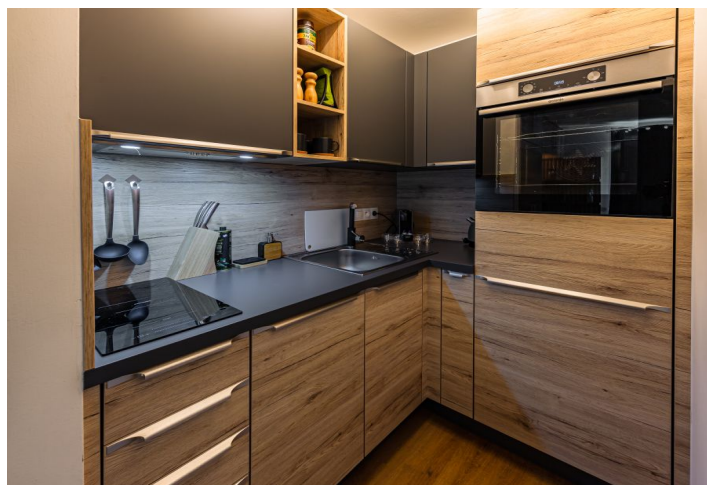




Apartment Studio (1+kk)

€ 178 607 | CZK 4 500 000

25 m², Jablonec nad Nisou, Jablonec nad Nisou, Janovská





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€ 178 607 | CZK 4 500 000

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Total area	30 m ²
Floor area*	25 m ²
Balcony	5 m ²
Parking	Parking lot
Cellar	-
PENB	G
Reference number	103723

This stylishly furnished mountain apartment with a balcony and parking is located in a perfectly quiet place near the popular resort of Bedřichov and approx. 25 km from Ještěd. The apartment is suitable for personal recreation and investment.

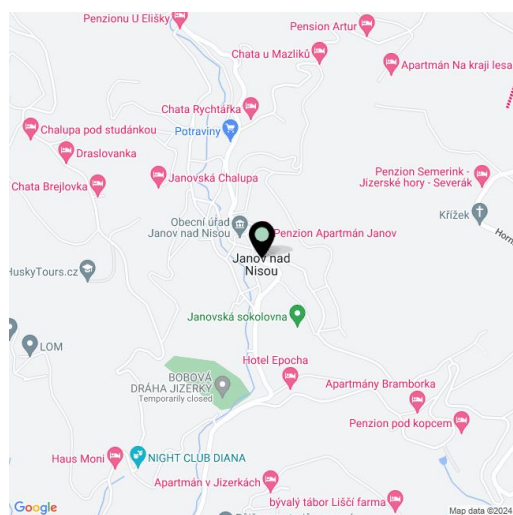
The area of the unit located on the 3rd floor of the apartment building consists of a living room with a kitchen and **sleeping area**, a bathroom (shower, toilet, sink), and a foyer. The main room is illuminated by a **glass wall** with access to a **northwest-facing balcony** with a **beautiful view of treetops and sunsets**.

The building was approved in 2022. Apartment owners have access to an **elevator, a bike room, a laundry room, or a children's indoor playground**, and the unit includes its **own ski box**. Heating is handled centrally and can be controlled remotely before coming home. **Parking** is provided in a parking lot behind a barrier, and the asphalt access road is **maintained year-round**. The apartment is rented through Booking.com and has a rating of **Absolutely exceptional (9.7)**. The annual income is approx. CZK 300,000.

A nice and peaceful place away from the main tourist industry and at the same time at a comfortable distance from **the slopes, the Jizerská ski highway, bike paths, and hiking trails**. The Ještěd, Josefův Důl, and Harrachov ski resorts, or the modern **Polish Polana Jakuszycna sports center**, are a short drive away. There is a grocery store, restaurant, and post office in Janov nad Nisou. The drive from the outskirts of Prague takes about one hour.

Floor area 24.8 m², balcony 4.7 m².

Registered as "other non-residential premises" in the land registry.



* 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.