



## Apartment Four-bedroom (5+kk)

€ 995 223 | CZK 25 000 000

176.2 m<sup>2</sup>, Jablonec nad Nisou, Janov nad Nisou





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Total area	176 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	106543

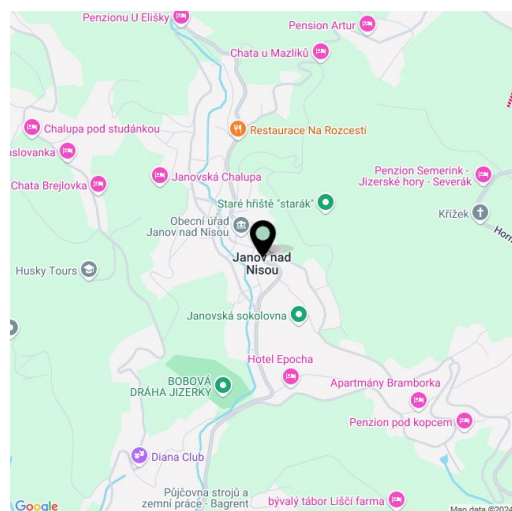
This tastefully furnished mountain duplex apartment with 4 bedrooms and a sauna is part of the Konírna project in Janov nad Nisou, part of Hraběnice, in the Jizera Mountains. The location is popular with winter sports enthusiasts, especially skiing and cross-country skiing, and seasonal tourism. The apartment has its own unique style and is fully equipped, including custom-made interior joinery, appliances, lighting and furniture.

The ground floor of the spacious duplex consists of 3 bedrooms. One with an en-suite bathroom, two more bedrooms with a shared bathroom with a bathtub. There is also a utility room and a hallway with a staircase leading to the first floor, where the main living area is located. This is represented by a living room with a fireplace, kitchen, and dining area, a children's playroom, a bedroom, a bathroom with a shower and sauna, and a separate toilet.

The sensitive reconstruction of the original farm buildings was carried out between 2019-2022 in collaboration with a renowned architectural studio. The stylish interior is emphasized by clean lines and high-quality craftsmanship. The hardwood floors are complemented by custom-made designer built-in furniture and a kitchen with Miele appliances (including a wine cellar). Thermal comfort is provided by a fireplace and underfloor heating with the possibility of remote control. Hot water is provided by a boiler. The common areas of the house, connected to all utilities, also include a ski room and a parking space with the possibility of charging an electric car. The complex consisting of three houses with 8 units is fully serviced.

Hraběnice falls under Janov nad Nisou, a village located approximately 12 km east of Liberec. The local mountain landscape attracts summer tourism and winter sports, whether skiing, cross-country skiing, or a bobsleigh track. Within walking distance, among others, are the Severák Ski Resort, the Slovanka lookout tower, or a rope park. The center of Janov offers basic civic amenities, complete services are available in nearby Liberec. The drive from the center of Prague takes approximately 1.5 hours.

Floor area 176.2 m<sup>2</sup>.



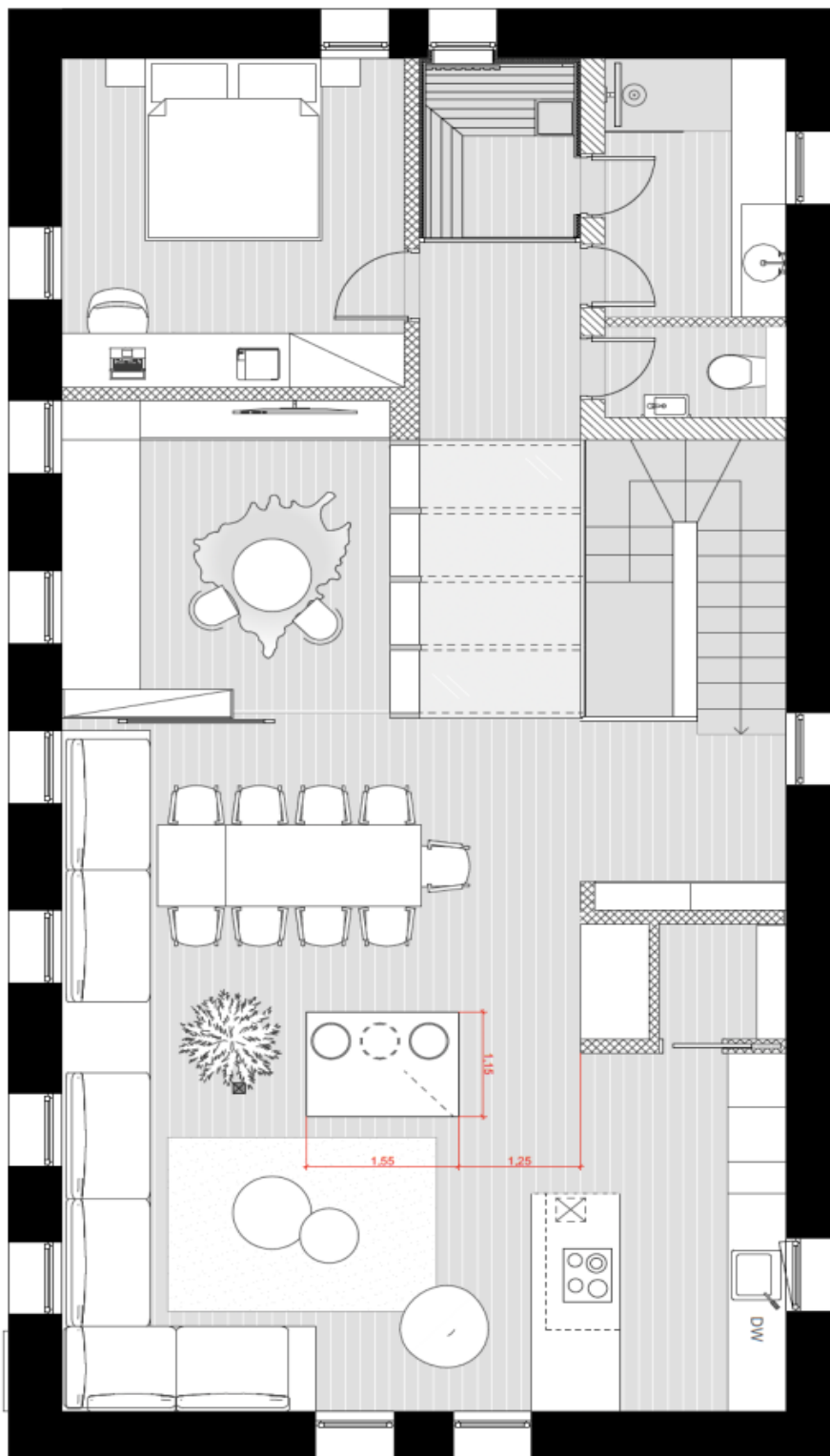
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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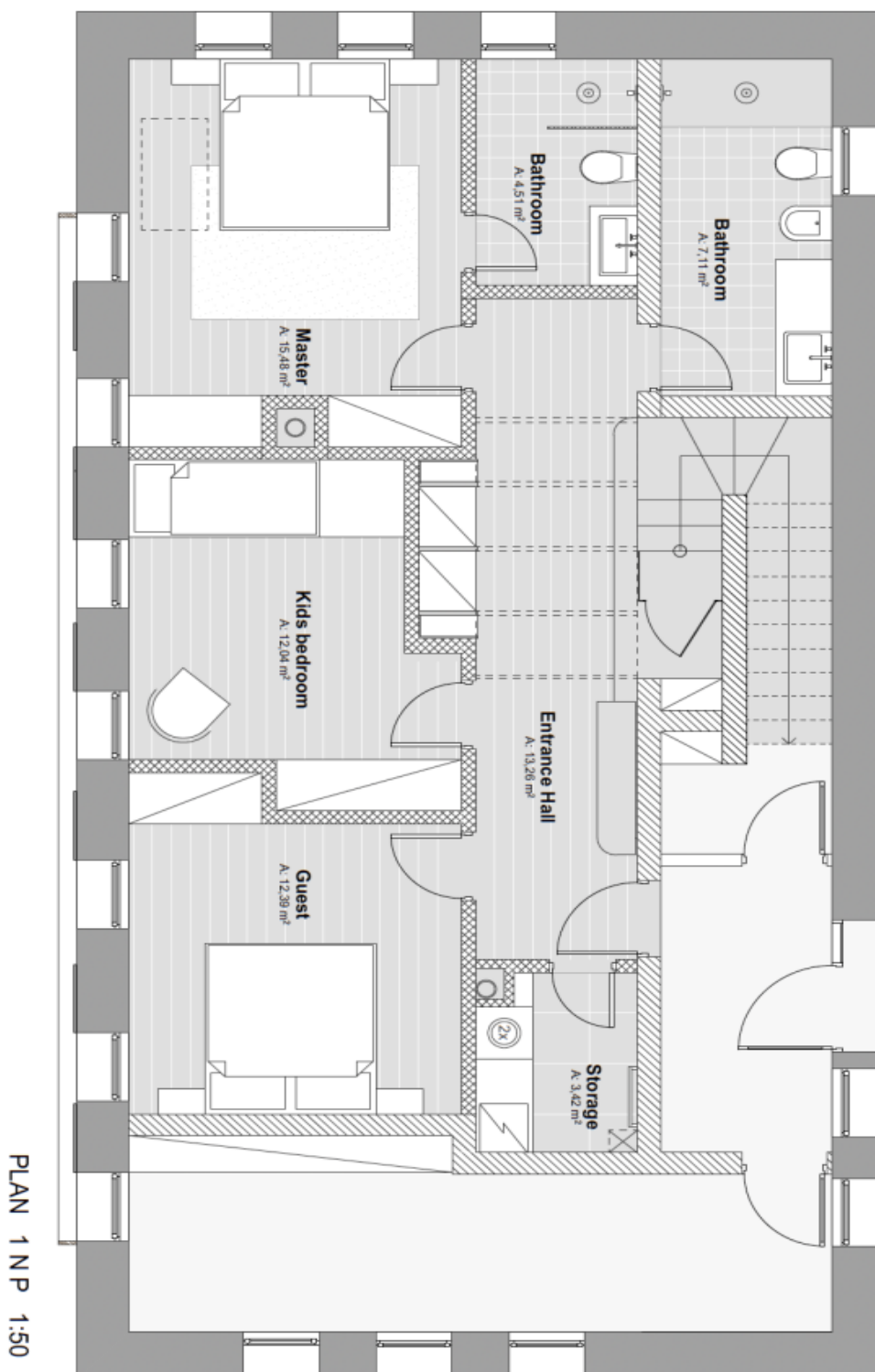




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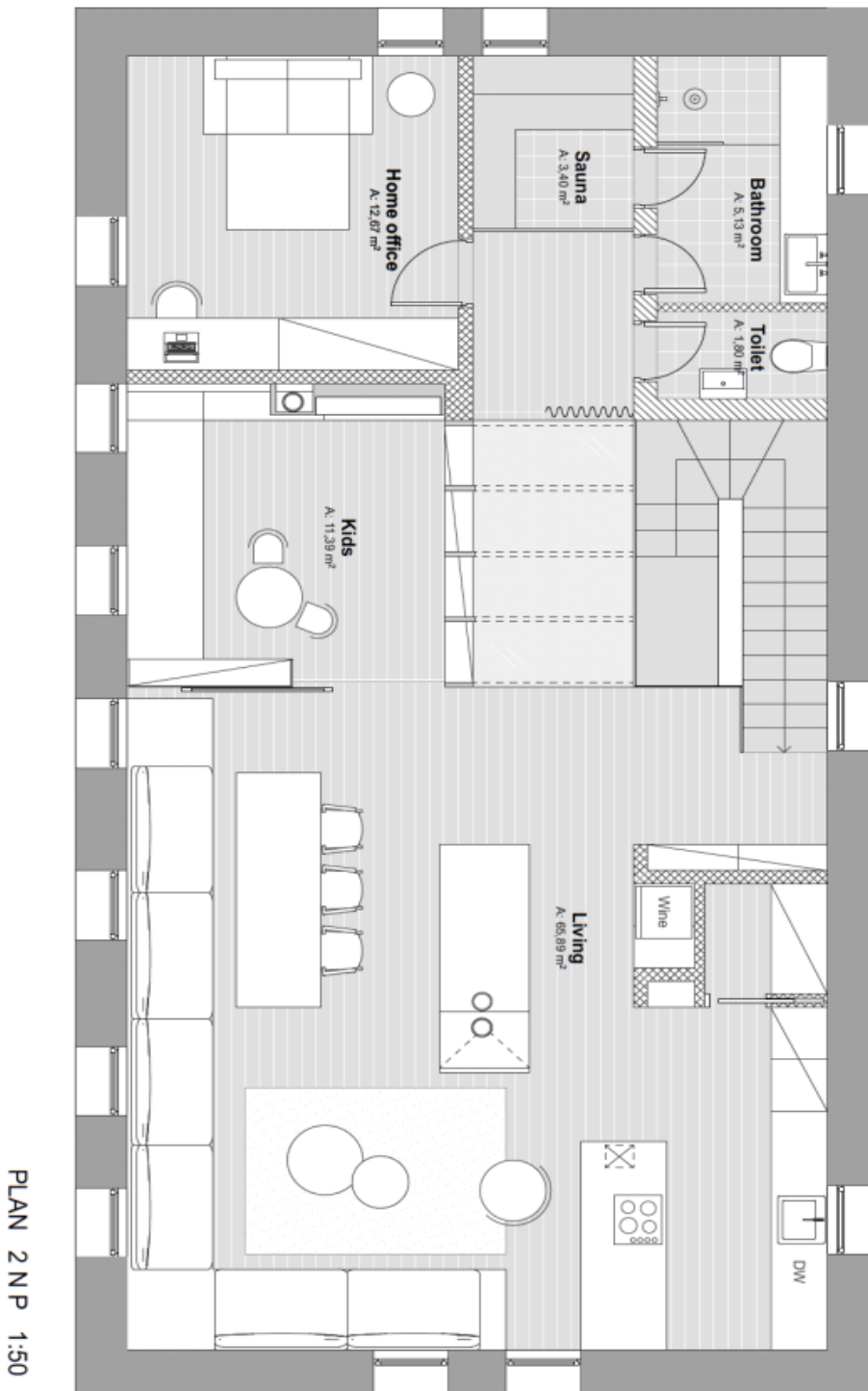




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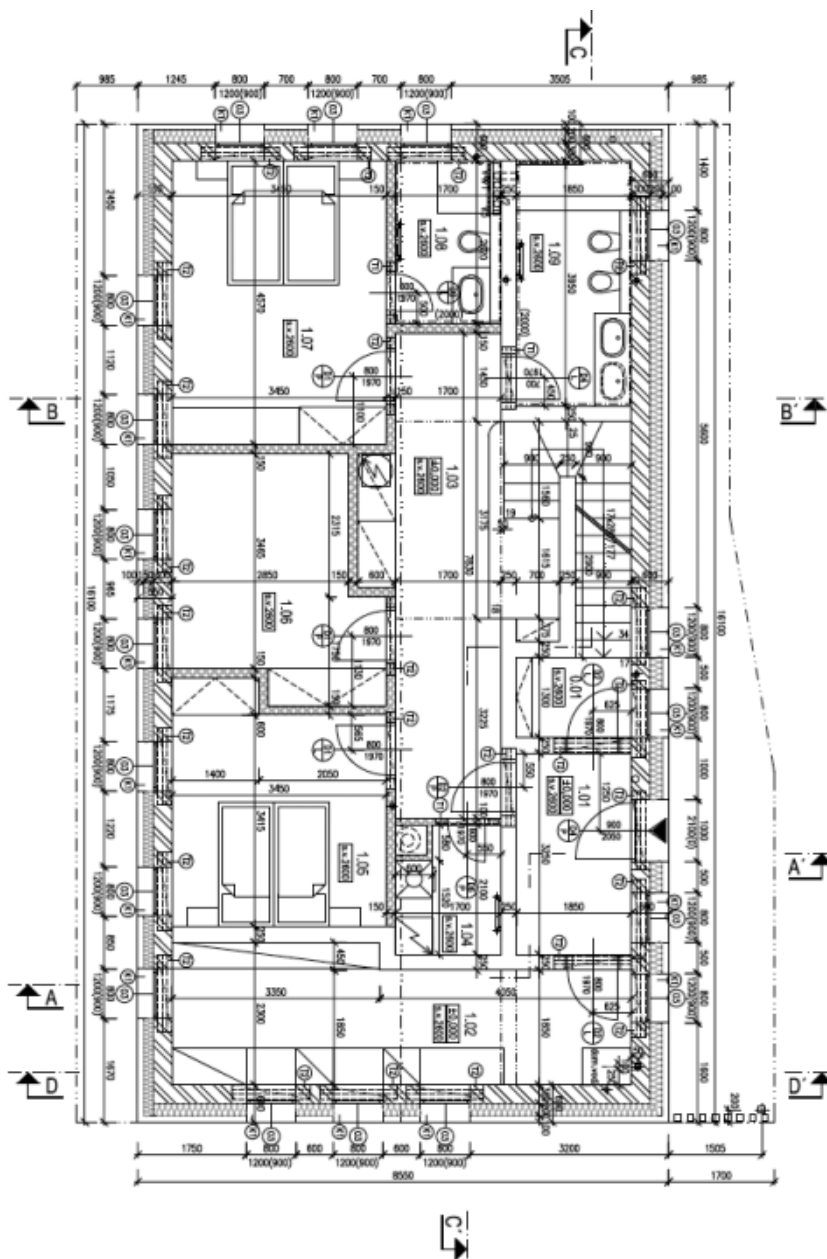




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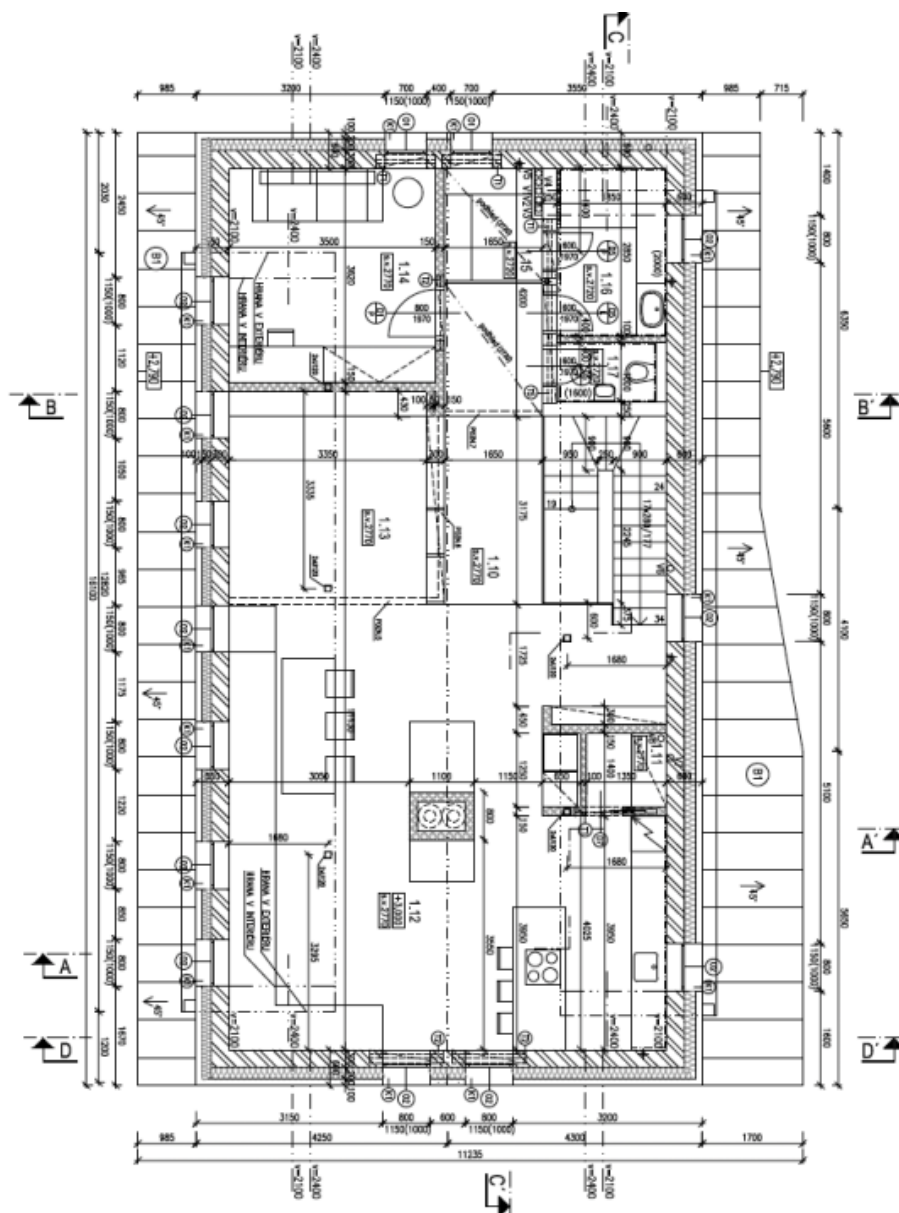
BUDOVA A



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