



Apartment One-bedroom (2+kk)

€ 338 674 | CZK 8 507 500

54.58 m², Jablonec nad Nisou





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Total area	68 m ²
Floor area*	55 m ²
Terrace	14 m ²
Garden	23 m ²
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107097

This brand-new apartment with a southeast-facing terrace and front garden is part of the modern ZORA Harrachov project, which brings a fresh perspective on mountain living. The popular resort, located amidst the beautiful nature on the border of the Jizera and Krkonoše Mountains, offers excellent skiing conditions in a modernized ski area that will allow skiing from December to April. The completion date is planned for Q3/2027.

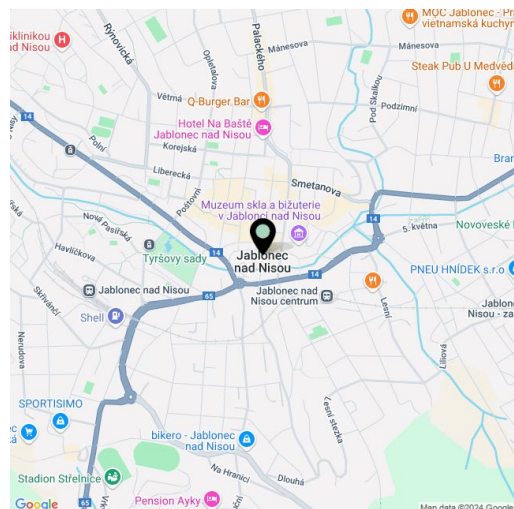
The area of the ground floor apartment consists of a living room with a preparation for a kitchen, a spacious bedroom, a storage room with the possibility of placing a bed, a bathroom (with a **walk-in shower** and toilet), and a hallway with space for a built-in wardrobe. It will be possible to enter **the garden terrace** from the living room and bedroom.

Facilities include **large French windows** with aluminum frames, wooden interior doors, vinyl floors, large-format tiles, **underfloor heating**, a **recuperation unit**, and a preparation for air-conditioning and shading. The price includes a **cellar**, and a **garage parking space** can be purchased. Residents will have access to a spacious **ski/bicycle storage room** and a **common room** with a kitchen.

The project is located in a **quiet part of Harrachov**, yet **restaurants and a supermarket** are within walking distance. The resort also offers cafes, bakeries and restaurants, shops, rental shops, and ski services. Thanks to the planned return of international ski jumping competitions, the entire resort is currently being gradually modernized. The rich offer of local activities is further expanded by the nearby **Polish Polana Jakuszycka sports complex**, the starting point of cross-country trails connected to the **Jizera Highway**. Harrachov is easily accessible, and the drive from the outskirts of Prague takes about **an hour and a half**. Direct bus connections are also available.

Floor area 54.58 m², terrace 13.72 m², front garden 22.74 m².

For a complete overview of the units and additional information, please visit the project's website: www.zoraharrachov.cz.



* 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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ZORA HARRACHOV

Byt A.106

2,5+kk 1NP BUDOVA A

01	HALA	4,27
02	SPACÍ KOUT/KOMORA	4,04
03	KOMORA	1,11
04	KOUPELNA	5,46
05	OBYTNÁ MÍSTNOST	14,68
06	POKOL	21,96

Užitná plocha: 51,52 m²
Podlahová plocha: 54,58 m²

07	TERASA	13,72
08	PŘEDZÁHRÁDKA	22,74

Celková plocha: 91,04 m²

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MĚŘÍTKO

POLOHA BYTU

A.1.NP

Popis nemovitosti: Plochy/podlahové místnosti jsou pouze orientační. Vyznažené zařízení v půdorysu (kuchyň, koupelna, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, specifikace konstrukcí, povrchové úpravy a vybavení jsou specifikovány ve smlouvě o prodeji. Který je právní dokument o budoucí budoucí stavbě. Vyznačené mají pouze ilustrativní charakter. Developer a tímto výměňuje právo na případné změny, úpravy či doplnění stavby prodávajícím.