



## Apartment Three-bedroom (4+kk)

€ 492 492 | CZK 12 300 000

95.16 m<sup>2</sup>, Jablonec nad Nisou





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Total area	105 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107099

This almost 100-meter family apartment with a southwest-facing loggia and 2 bathrooms 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.

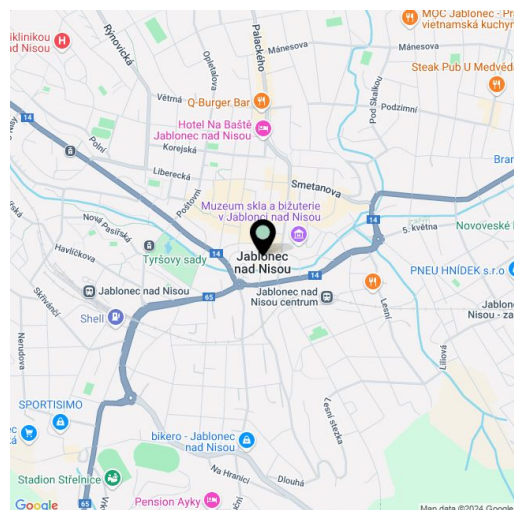
The area of the 2nd floor apartment consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a toilet and a **walk-in shower**), the second bathroom (with a toilet and a **bathtub**) and a hallway. It will be possible to enter the **spacious loggia** from the living room.

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 near the forest in a quiet part of Harrachov. 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 95.16 m<sup>2</sup>, loggia 10.2 m<sup>2</sup>.

For a complete overview of the units and additional information, please visit the project's website at [www.zoraharrachov.cz](http://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.301**

4+kk	3NP	BUDOVA A
01	HALA	13,42
02	KOMORA	2,45
03	KOUPELNA	4,77
04	POKOJ	12,28
05	POKOJ	14,12
06	POKOJ	10,27
07	KOUPELNA	3,82
08	OBYTŇNÁ MÍSTNOST	29,29
Užitná plocha: 90,42 m²		
Podlahová plocha: 95,16 m²		
09	LODŽIE	10,20
Celková plocha: 105,36 m²		

zoraharrachov.cz  
+ 420 731 097 717  
info@zoraharrachov.cz

0 1 2 3 4 5  
MĚRÍTKO

POLOHA BYTU

A.3. NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vydárení zařízení v podkrovní (inženýrské, kuchyňské šňůly, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve standardním prosování, které je přiloženo Smlouvě o budoucí kupní smlouvě. Konzultace máj pouze ilustrační charakter. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění tohoto prodejního listu.