



Apartment Two-bedroom (3+kk)

€ 570 699 | CZK 14 247 500

110.96 m², Jablonec nad Nisou





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Total area	145 m ²
Floor area*	111 m ²
Terrace	34 m ²
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107100

This premium duplex apartment with a large southeast-facing terrace 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.

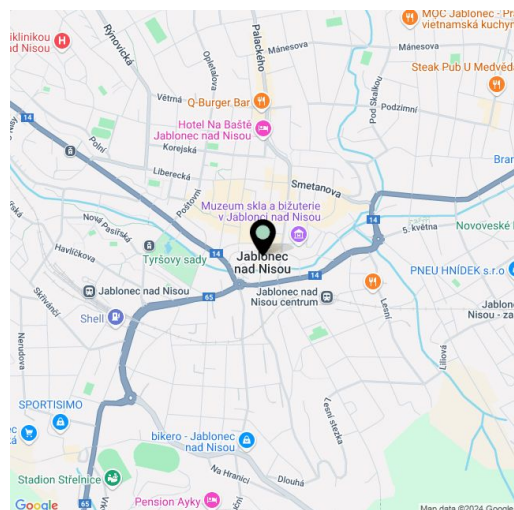
The entrance level (4th floor) consists of a living room with a preparation for a kitchen, a bathroom with a preparation for sauna, a separate toilet, a foyer, a pantry and a staircase to the attic. There are 2 bedrooms and a bathroom with a walk-in shower.

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 110.96 m², terrace 33.63 m².

For a complete overview of the units and additional information, please visit the project's website at 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.504

M3+kk 5NP BUDOVA A

01 HALA	7,53
02 SCHODIŠTĚ	1,73
03 KOMORA	1,56
04 WC	2,12
05 KOMORA	1,72
06 KOUPELNA	4,89
07 SAUNA	2,92
08 OBYTNÁ MÍSTNOST	38,86
10 CHODBA	4,26
11 KOUPELNA	4,57
12 POKOJ	11,94
13 POKOJ	20,72

Užitná plocha: 102,62 m²

Podlahová plocha: 110,96 m²

09 TERASA 33,63

Celková plocha: 144,59 m²

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0 1 2 3 4 5

Měřítko

POLOHA BYTU

A.5. NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vybavení zařazené v půdorysu (nabíječky, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciál, lazeň, konkrétní povrchové úpravy a vybavení jsou specifikovány ve standardním prowordní, který je přílohou Smlouvy o budoucí kupní smlouvě. Konkrétní měřítko a další detaily charakter, Dávající se tímto výrazně právo na případné změny, úpravy či doplnění tohoto prowordního listu.

