



Apartment Three-bedroom (4+kk)

€ 523 767 | CZK 13 222 500

95.16 m², Jablonec nad Nisou





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Total area	117 m ²
Floor area*	95 m ²
Terrace	22 m ²
Garden	19 m ²
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107140

This almost 100-meter family apartment with a southeast-facing terrace, a front garden, 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.

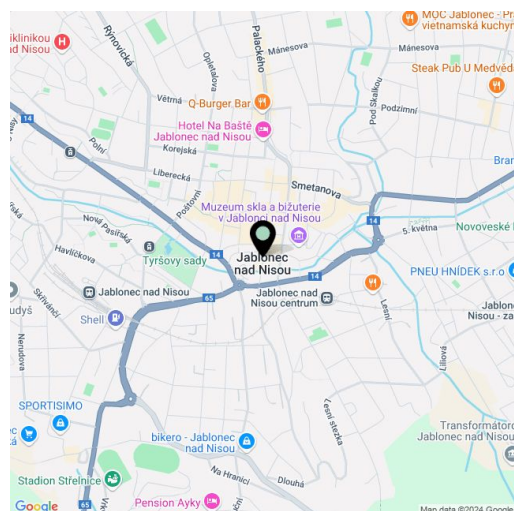
The area of the ground floor apartment consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a toilet and a **walk-in shower**), the second bathroom (with a toilet and a **bathtub**) and a hallway. It will be possible to enter the **spacious terrace and adjoining front garden** 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 m², terrace 21.97 m², front garden 18.52 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.101

4+kk 1NP BUDOVA A

01	HALA	13,42
02	KOMORA	2,45
03	KOUPELNA	4,77
04	POKOJ	12,29
05	POKOJ	14,12
06	POKOJ	10,27
07	KOUPELNA	3,82
08	OBYTNÁ MIESTNOSŤ	29,29

Užitná plocha: 90,43 m²

Podlahová plocha: 95,16 m²

09	TERASA	21,97
10	PŘEDZAHŘÁDKA	18,52

Celková plocha: 135,65 m²

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Poznámka: Plochy jednotlivých miestností jsou podle orientace. Vydružení zařízení v podlažním (in)bytovém, kuchyňském šikmu, elektrické spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciál, kauce, komandace, poradenství, úpravy a vybavení jsou podle konkrétního standardu pr. oznámení, které je přiloženo. Smlouvy o budoucí kupní smlouvě. Konzultace máj pouze ilustrativní charakter. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění tohoto prospektu listu.

MĚŘÍTKO

POLOHA BYTU

A.1. NP