



## Apartment Two-bedroom (3+kk)

€ 388 723 | CZK 9 737 500

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





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Total area	73 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107157

This brand-new apartment with a 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.

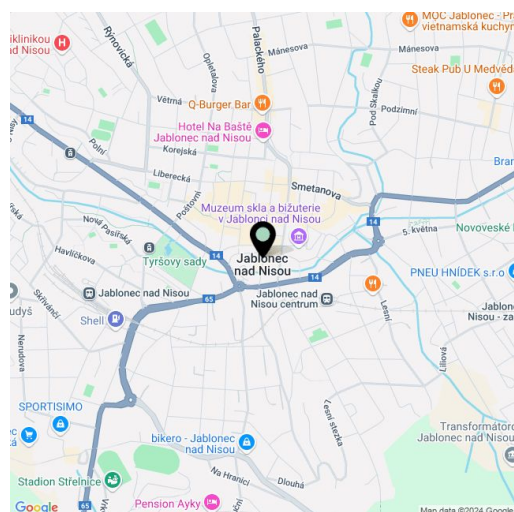
The area of the 3rd floor apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a **walk-in shower**), a separate toilet, and a hallway with space for a pantry. It will be possible to enter the **northwest-facing terrace** from the living room and one of the bedrooms.

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 59.58 m<sup>2</sup>, terrace 12.95 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.402**

3+kk 4NP BUDOVAA

01	HALA	5,12
02	KOMORA	1,43
03	WC	2,00
04	KOUPELNA	3,92
05	POKOJ	11,33
06	OBYTŇNÁ MÍSTNOST	19,31
07	POKOJ	12,70

**Užitná plocha: 55,81 m²**

**Podlahová plocha: 59,58 m²**

08	TERASA	12,95
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**Celková plocha: 72,53 m²**

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01 HALA

02 KOMORA

03 WC

04 KOUPELNA

05 POKOJ

06 OBYTŇNÁ MÍSTNOST

07 POKOJ

08 TERASA

0 1 2 3 4 5

MĚRÍTKO

POLOHA BYTU

A.4. NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vydávané zápisní v půdorysu (inženýrské, architektonické, elektrické apod.) a) b) není součástí doklady. Rozsah doklady, speciální konstrukce, povrchové úpravy a vybavení jsou speciálními vzhledem k požadavkům, které je předmět smlouvy o budoucí kupní smlouvě. Vyznačení má pouze ilustrativní charakter. Dávající si tímto výslovně právo na případné změny, úpravy či doplnění bez prodávajícího listu.