



## Apartment Three-bedroom (4+kk)

€ 500 901 | CZK 12 505 000

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





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Total area	106 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Terrace	7 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	107158

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

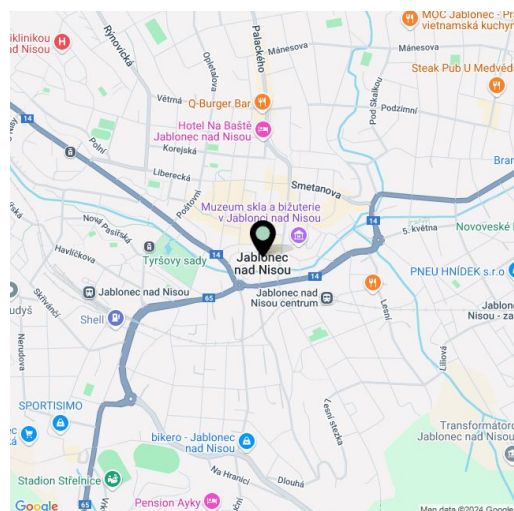
The area of the 3rd floor apartment consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a toilet and a walk-in shower), the second bathroom (with a toilet and a bathtub), a pantry, and a hallway. It will be possible to enter the spacious loggia from the living room, and the southeast-facing terrace from two 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 88.42 m<sup>2</sup>, loggia 10.42 m<sup>2</sup>, terrace 7.10 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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HARRACHOV

Byt A.404

4+kk 4NP BUDOVA A

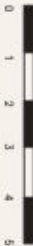
01	HALA	12,44
02	KOUPELNA	4,41
03	POKOJ	10,39
04	POKOJ	15,57
05	KOUPELNA	3,76
06	POKOJ	9,67
07	KOMORA	1,38
08	OBYTŇNÁ MÍSTNOST	25,98

Užitná plocha: 83,60 m<sup>2</sup>Podlahová plocha: 88,42 m<sup>2</sup>

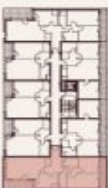
09	LODŽIE	10,42
10	TERASA	7,10

Celková plocha: 105,94 m<sup>2</sup>zoraharrachov.cz  
+ 420 731 097 717  
info@zoraharrachov.cz

MĚRÍTKO



POLOHA BYTU



A.4. NP



Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vydávané zařízení v plánu (nabývk, kuchyňská linka, elektrická spotřeba, atd.) není součástí dodávky. Rozsah dodávky, spec. práce, montáže, povinné úpravy a vybavení jsou spec. konv. ve standardním pr. ordn., které je přiloženo Smlouvě o budoucí kupní smlouvě. Konzultace nje pouze ilustrativní charakter. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění bez prodávajícího listu.