



## Apartment One-bedroom (2+kk)

€ 308 950 | CZK 7 750 000

65.71 m<sup>2</sup>, Jablonec nad Nisou, Josefův Důl





## Apartment One-bedroom (2+kk)

€ 308 950 | CZK 7 750 000

65.71 m<sup>2</sup>, Jablonec nad Nisou, Josefův Důl

Total area	66 m <sup>2</sup>
Parking	Outdoor parking space for an additional cost
Cellar	5 m <sup>2</sup>
PENB	E
Reference number	107983

This new semi-residential unit is part of the Antonínov Mountain Apartments boutique project with only 7 units. The fully renovated, stylish mountain house with a garden and parking is located near the Tanvaldský Špičák ski resort, on a sunny southern slope, in the heart of the beautiful landscape of the Jizera Mountains Protected Landscape Area.

The unit, located on the 1st floor, has a floor area that is divided into a bright living space with a preparation for a kitchen, one bedroom, a study, a bathroom, and an entrance hallway.

A renowned architectural studio designed the house in a traditional style and color scheme. Facilities include **electric underfloor heating with Wi-Fi thermostats**, light beige large-format tiles, vinyl floors with an oak design, spruce wood entrance doors with **walnut glazing**, white lacquered interior doors, a **videophone**, and sanitary ware and faucets from Hansgrohe, SAT, and Kaldewei. The unit includes a **storage locker** and an **outdoor parking space for an additional cost**. Three parking spaces will be reserved for visitors. There will be a **preparation for electric car chargers by the parking spaces**. Residents will have access to a **shared garden**.

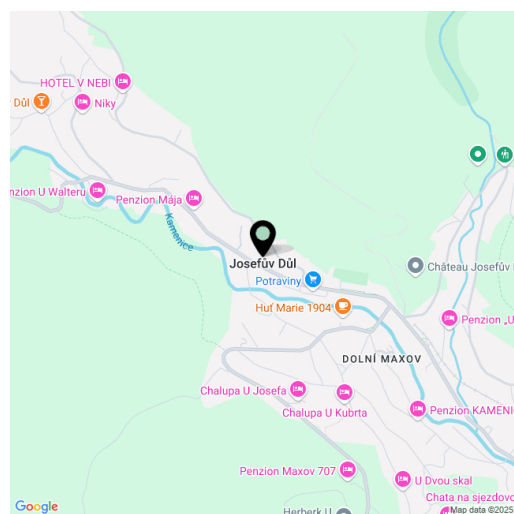
Antonínov is a part of the village of **Josefův Důl**, located less than 30 minutes by car from Liberec, where there is a small **ski resort** just 1 km away from the building. There is also a sports complex with tennis and volleyball courts, as well as a football field, a grocery store, a restaurant, and a café. The winter landscape features **groomed cross-country trails**, and the nearby ski resorts include **Tanvaldský Špičák**, **Albrechtice** in the **Jizera Mountains**, and **Severák**. Nearby attractions include the **Protržená Dam**, the **Královka** and **Bramberk** observation towers, the picturesque settlement of Mariánská Hora, and **Jizerka**, located in the unique **Jizera Dark Sky Area**. The village has a train connection to **Smržovka**, where a **popular natural toboggan run** from Černá Studnice leads.

Floor area 65.71 m<sup>2</sup>, cellar 5.23 m<sup>2</sup>.

Subject to special legal conditions.

Planned completion: Q3 2025.

Visualizations are used in the presentation.



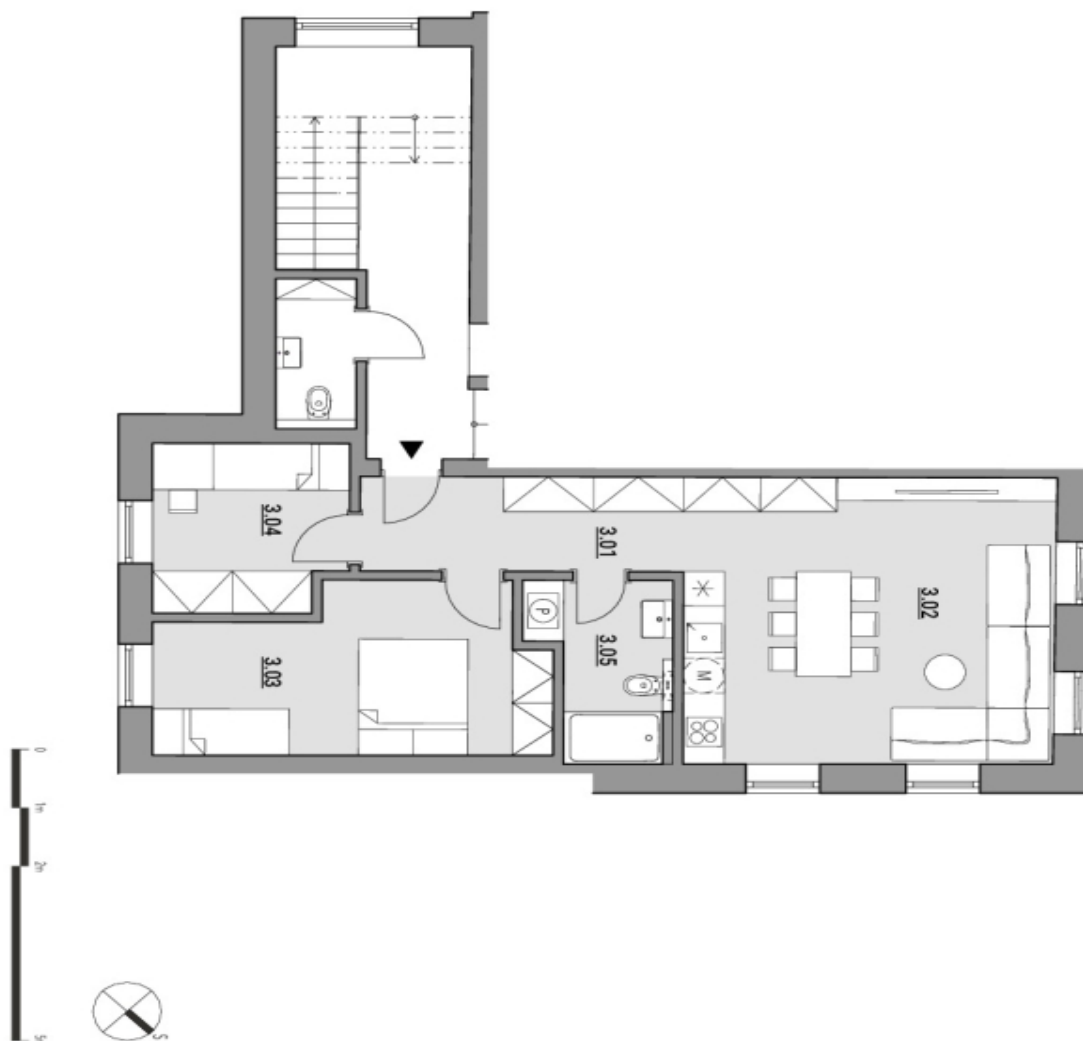
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment One-bedroom (2+kk)

€ 308 950 | CZK 7 750 000

65.71 m<sup>2</sup>, Jablonec nad Nisou, Josefův Důl



První patro 2+kk		
3.01	chodba	7,71 m <sup>2</sup>
3.02	obytý prostor s kuchyní	26,79 m <sup>2</sup>
3.03	pokoj 1	15,15 m <sup>2</sup>
3.04	pracovna	7,82 m <sup>2</sup>
3.05	koupelna	5,41 m <sup>2</sup>
	vnitřní příčky	2,83 m <sup>2</sup>
podlahová plocha		65,71 m <sup>2</sup>

