



## Apartment One-bedroom (2+kk)

€ 261 112 | CZK 6 550 000

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



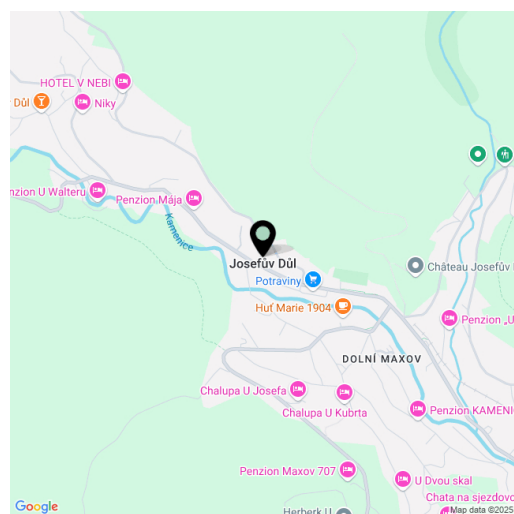


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|                  |  |
|------------------|--|
| Total area       | 64 m <sup>2</sup>                            |
| Parking          | Outdoor parking space for an additional cost |
| Cellar           | 5 m <sup>2</sup>                             |
| PENB             | E  |
| Reference number | 107985                                       |



\* 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.

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 ground floor, has a floor area that is divided into a bright living space with a preparation for a kitchen, one bedroom, 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 55.5 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.

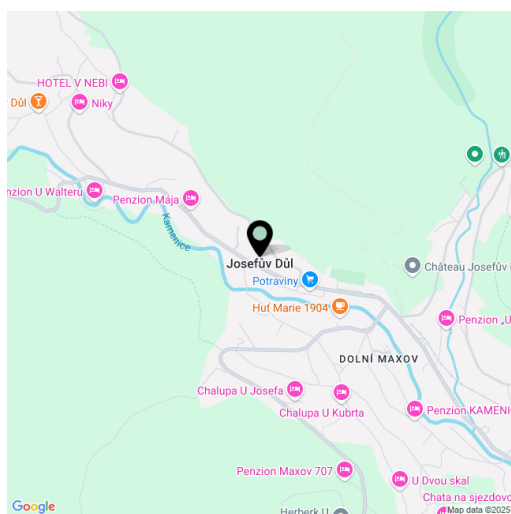


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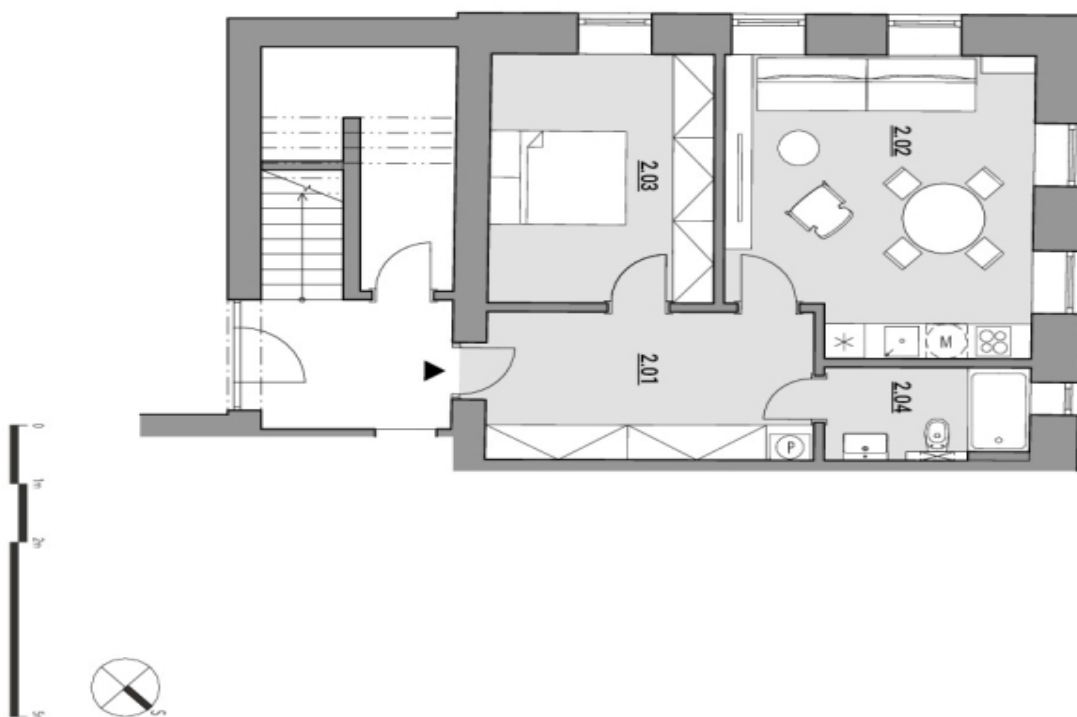
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| Přízemí<br>2+kk  |                           |                      |
|------------------|---------------------------|----------------------|
| 2.01             | chodba                    | 12,19 m <sup>2</sup> |
| 2.02             | obývací prostor s kuchyní | 22,18 m <sup>2</sup> |
| 2.03             | pokoj                     | 14,10 m <sup>2</sup> |
| 2.04             | koupelna                  | 4,54 m <sup>2</sup>  |
|                  | vnitřní příčky            | 2,49 m <sup>2</sup>  |
| podlahová plocha |                           | 55,50 m <sup>2</sup> |

