



## Apartment Two-bedroom (3+kk)

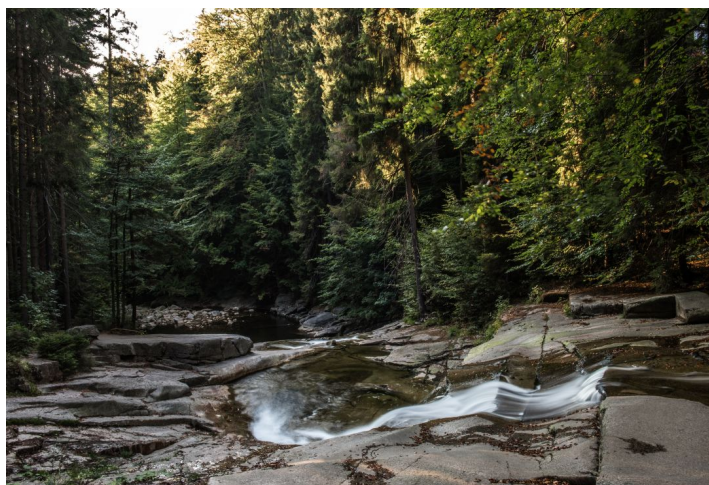
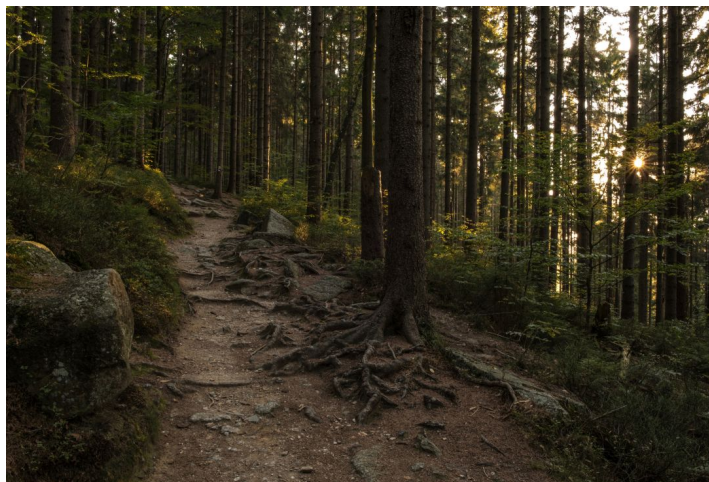
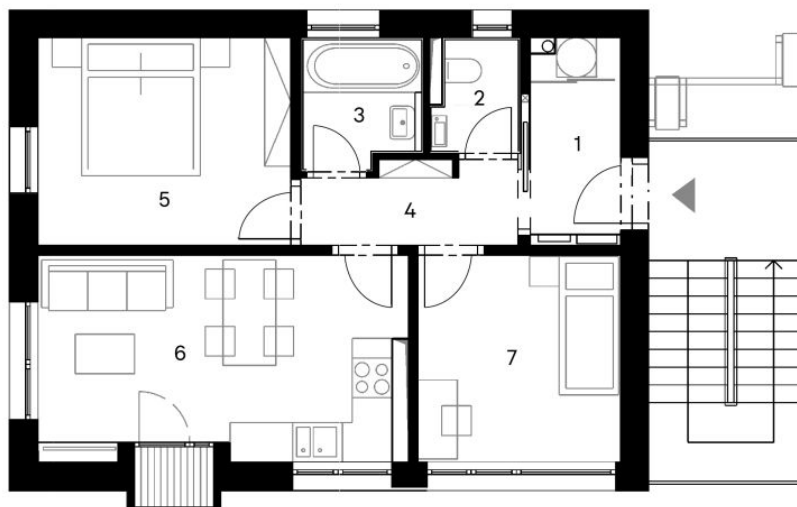
€ 396 947 | CZK 9 808 563

57 m<sup>2</sup>

1	Předsíň	4,3 m <sup>2</sup>
2	WC	2,4 m <sup>2</sup>
3	Koupelna	3,6 m <sup>2</sup>
4	Chodba	3,9 m <sup>2</sup>
5	Ložnice	12,1 m <sup>2</sup>
6	Obývací pokoj + KK	17,1 m <sup>2</sup>
7	Pokoj	9,7 m <sup>2</sup>
	Balkon	1,1 m <sup>2</sup>

Podlahová plocha

56,5 m<sup>2</sup>





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Total area	58 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	At extra cost
Garage	Yes
Cellar	Yes
PENB	A
Reference number	103997

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal  
area of every room.

This new semi-residential unit with a balcony is part of a currently emerging boutique residential project, which will be located in a quiet part of a popular mountain resort on the border of the Jizera and the Krkonoše mountains. The village, which has managed to retain its original character, has a beautiful surrounding countryside, excellent restaurants, and a wide range of year-round sports activities.

The functional layout consists of a living room with access to a **balcony**, a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, a hallway, and a foyer.

The building, with charred **timber cladding**, will be the **first energy-efficient wooden building** in Harrachov. The apartment's higher standard facilities include **an entrance door with a security lock**, **VEKRA interior doors with concealed hinges** and a height of 210 cm (choice of 4 decors), premium vinyl floors (choice of 5 decors), large-format Ambienti tiles and floor tiles, **economical SAT toilets**, additional Laufen sanitary ware and Brevis and Grohe faucets, and a preparation for a security system. **Sustainability and low operating costs** will be ensured by **photovoltaic panels**, **underfloor heating**, **cooling** with a heat pump, and plastic windows with **insulated triple glazing**. It is necessary to purchase a **cellar storage unit and outdoor or garage parking space** with a preparation for a **wallbox** connected to its own **PV system**. A common garden with a **barbecue and seating area** can be used for neighborhood get-togethers.

A cafe offering **hot breakfasts**, and a popular restaurant in a traditional mountain cottage are located a few steps from the new residence. A **glass museum and a brewery** are also nearby. It is possible to reach a cable car comfortably by ski bus, with a stop only 5 minutes away. The new **Polana Jakuszycka polish sports complex**, the starting point of the cross-country trails connected to the **Jizerská highway**, is close-by. Harrachov is easily accessible. The drive from Prague takes about an hour and a half, and you can also use direct bus connections.

Floor area 56.5 m<sup>2</sup>, balcony 1.1 m<sup>2</sup>.

Construction will begin by the middle of 2024.



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