



House Four-bedroom (5+kk)

€ 1 391 270 | CZK 34 900 000

249 m², Jablonec nad Nisou, Bedřichov





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Total area	249 m ²
Plot	801 m ²
Foot print	134 m ²
Floor area	226 m ²
Terrace	23 m ²
Parking	Garage for 1 car + parking for 1-2 cars in front of the house
Garage	Yes
Cellar	-
PENB	A
Reference number	102421

This fully furnished new mountain house with a designer interior and beautiful views of the valley is located in an exclusive, intimate, gated complex at the southern foot of a rocky massif right next to a forest in the popular mountain resort of Bedřichov.

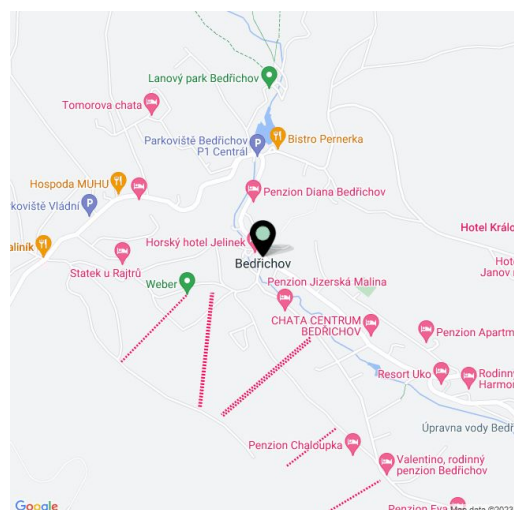
The ground floor consists of a **generously designed living space** with a kitchen and access to a **covered terrace/outdoor dining room**, as well as a foyer, a toilet, and a staircase. Upstairs, there are 2 bedrooms with their own **dressing rooms**, a third bedroom, a hallway, and a central bathroom. The basement contains a guest room, a **wellness area with a Finnish sauna**, a toilet, and a utility room.

The house is offered fully furnished, including a **custom interior** designed by the renowned **CODEIN architectural studio**. It includes 2 fully equipped kitchen units, furniture in the entrance hall, fully finished wellness facilities, a **fireplace stove**, living room and dining room furniture, finished interiors in 2 bedrooms, custom-made bathroom furniture, fitted exterior and interior lighting, and LED lighting throughout the house. Facilities include hot water underfloor heating (connected to an air-to-water heat pump), **wood-aluminum windows** with insulating triple glazing and exterior aluminum **blinds**, **Loxone** intelligent home control system, custom-made interior doors with an **anthracite super-matt surface**, bathroom sanitary ware by **Duravit**, **Hüppe**, or **Steinberg**, and a **Jablotron** security system. Parking is provided in the **garage** and in another parking space on the property. The landscaped garden has **perennial and other trees**.

Bedřichov, located between Jablonec nad Nisou and Liberec, is **one of the most popular Jizera resorts**, and its beautiful nature attracts visitors in **every season**. Runners, cross-country skiers, cyclists, hikers, scooter riders, families, mushroom pickers, and all lovers of **natural beauty** will find something to do here. The village has cafes, restaurants, and grocery stores, as well as a **swimming pool**, a rope park, a climbing wall, and other sports opportunities. The town is easily accessible, and the drive from Prague takes just over an hour.

Usable area 248.7 m² (of which interior 22.6 m² and terrace 23.1 m²), built-up area 134 m², garden 668 m², land 802 m².

For more information, please visit the project website www.bedrichov-naskale.cz.





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UŽITNÁ PLOCHA

Buk 5+kk

TERASY	23,1 m ²
UŽITNÁ PLOCHA	225,6 m ²
PLOCHA CELKEM	248,7 m ²
CELKOVÁ VÝMĚRA POZEMKU	802 m ²

1.PP * 74 m²

001	CHODBA	7,4 m ²
002	WC	2,0 m ²
003	SAUNA/WELLNESS	24,8 m ²
004	HOSTINSKÝ POKOJ	20,9 m ²
005	TECHNICKÁ MÍSTNOST	6,7 m ²
006	KRYTÁ TERASA	12,2 m ²
CELKOVÁ PLOCHA		74 m²



No Skladě



Plochy jednotlivých místností jsou pouze orientační. Vyzobrazené zařízení v plánech bytů (nobytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Přesné parametry jsou specifikovány ve smlouvě. Developer si vyhrazuje právo na drobné úpravy.



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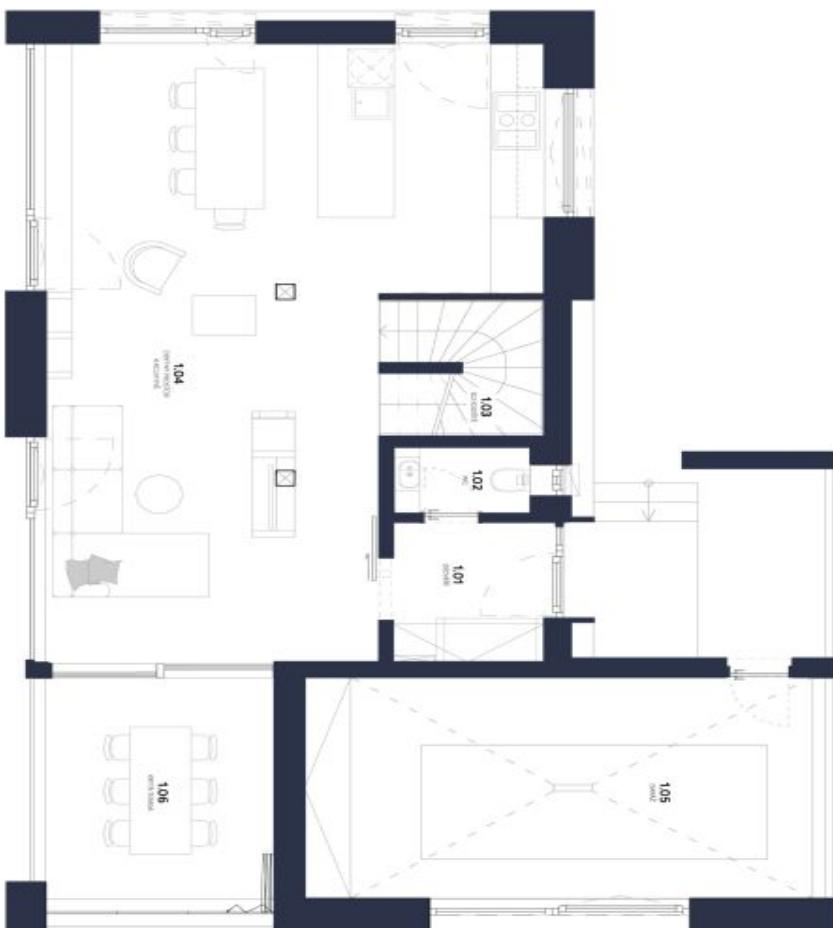
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1.NP • 96,2 m²

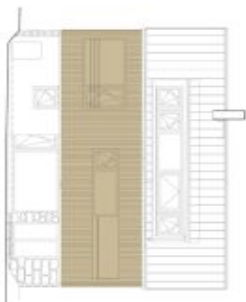
101 ZADYERÍ	4,8 m ²
102 WC	2,0 m ²
103 SCHODIŠTĚ	4,5 m ²
104 OB. PROSTOR A KUCHYŇĚ	51,0 m ²
105 GARÁŽ'	23,0 m ²
106 KRYTÁ TERASA	10,9 m ²
CELKOVÁ PLOCHA	96,2 m²



No Sklad



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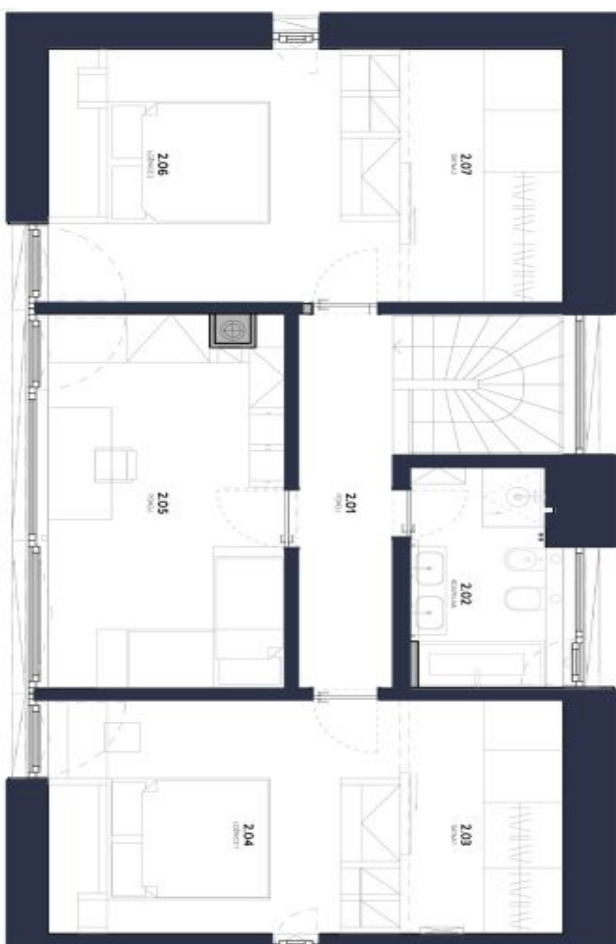
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2.NP • 78,4 m²

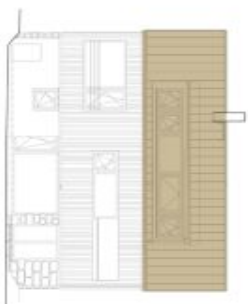
2.01	CHODBA	7,4 m ²
2.02	KOUPELNA	5,8 m ²
2.03	ŠATNA	9,2 m ²
2.04	LOŽNICE 1	14,1 m ²
2.05	POKOJ	16,8 m ²
2.06	LOŽNICE 2	15,2 m ²
2.07	ŠATNA 2	9,9 m ²
CELKOVÁ PLOCHA		78,4 m²



No Skidlo



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