



## House Four-bedroom (5+kk)

€ 1 389 331 | CZK 34 900 000

249 m<sup>2</sup>, Jablonec nad Nisou, Bedřichov







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Total area	249 m <sup>2</sup>
Plot	801 m <sup>2</sup>
Foot print	134 m <sup>2</sup>
Floor area	226 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
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.**

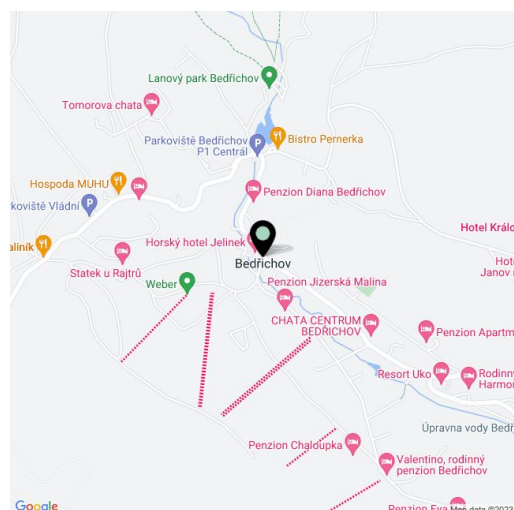
The ground floor consists of a **generously designed living space** with a kitchen and access to a **covered terrace/outdoor dining room**, as well as a foyer, a toilet, and a staircase. Upstairs, there are 2 bedrooms with their own **dressing rooms**, a third bedroom, a hallway, and a central bathroom. 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 m<sup>2</sup> (of which interior 22.6 m<sup>2</sup> and terrace 23.1 m<sup>2</sup>), built-up area 134 m<sup>2</sup>, garden 668 m<sup>2</sup>, land 802 m<sup>2</sup>.

For more information, please visit the project website [www.bedrichov-naskale.cz](http://www.bedrichov-naskale.cz).





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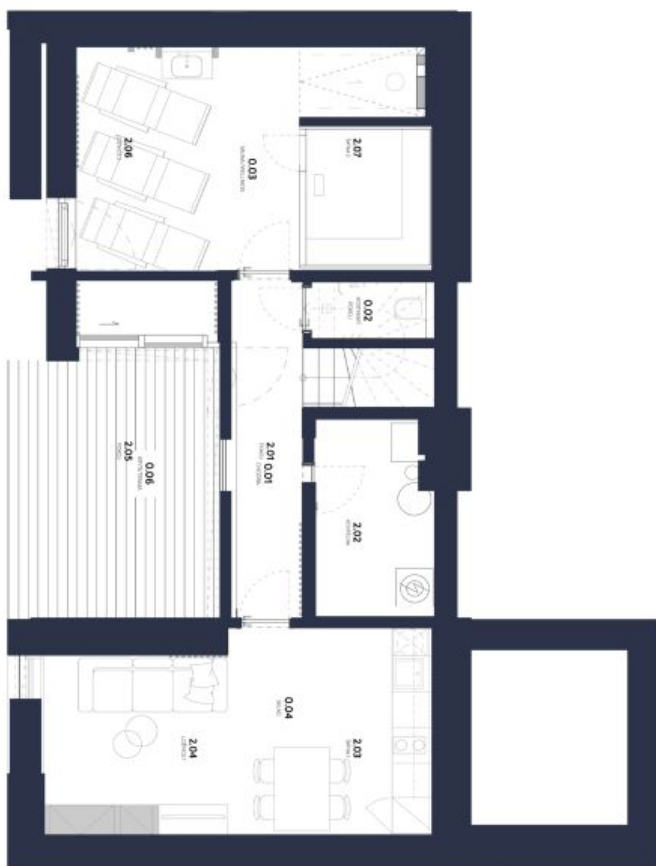
249 m<sup>2</sup>, Jablonec nad Nisou, Bedřichov

## UŽITNÁ PLOCHA Buk 5+kk

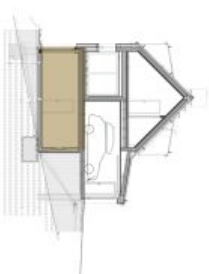
TERASY	231 m <sup>2</sup>
UŽITNÁ PLOCHA	225,6 m <sup>2</sup>
PLOCHA CELKEM	248,7 m <sup>2</sup>
CELKOVÁ VÝMĚRA POZEMKU	802 m <sup>2</sup>
<b>1.PP * 74 m<sup>2</sup></b>	
0.01 CHODBA	7,4 m <sup>2</sup>
0.02 WC	2,0 m <sup>2</sup>
0.03 SAUNA/WELLNESS	24,8 m <sup>2</sup>
0.04 HOSTINSKÝ POKOJ	20,9 m <sup>2</sup>
0.05 TECHNICKÁ MÍSTNOST	6,7 m <sup>2</sup>
0.06 KRYTÁ TERASA	12,2 m <sup>2</sup>
<b>CELKOVÁ PLOCHA</b>	<b>74 m<sup>2</sup></b>



Na skladě



Plochy jednotlivých místností jsou pouze orientační. Vybavené zařízení v plánech bytů (nabývek, 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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Na skldie



## UŽITNÁ PLOCHA

# Buk 5+kk

TERASY 231 m<sup>2</sup>

UŽITNÁ PLOCHA 225,6 m<sup>2</sup>

PLOCHA CELKEM 248,7 m<sup>2</sup>

CELKOVÁ VÝMĚRA POZEMKU 802 m<sup>2</sup>

## 1.NP • 96,2 m<sup>2</sup>

1.01 ZADVĚŘÍ 4,8 m<sup>2</sup>

1.02 WC 2,0 m<sup>2</sup>

1.03 SCHODIŠTĚ 4,5 m<sup>2</sup>

1.04 OB. PROSTOR A KUCHYŇE 51,0 m<sup>2</sup>

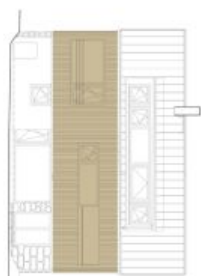
1.05 GARÁŽ 23,0 m<sup>2</sup>

1.06 KRYTÁ TERASA 10,9

CELKOVÁ PLOCHA 96,2 m<sup>2</sup>



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UŽITNÁ PLOCHA

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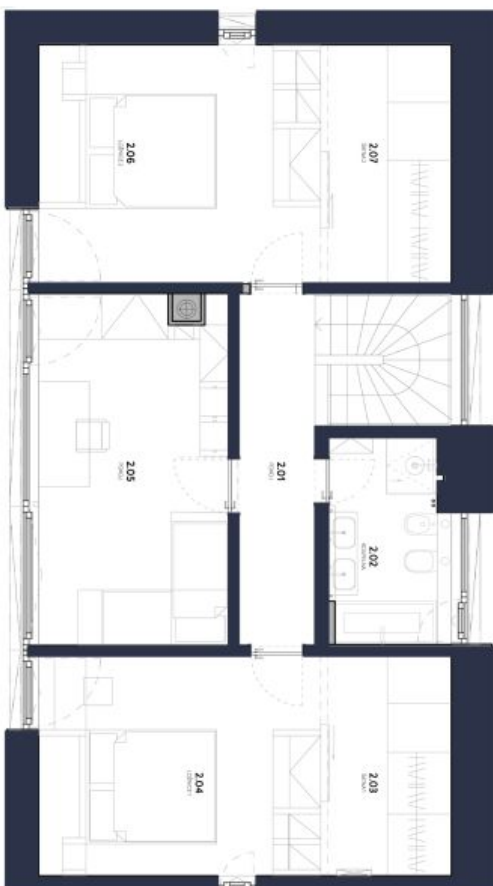
802 m<sup>2</sup>

**2.NP • 78,4 m<sup>2</sup>**

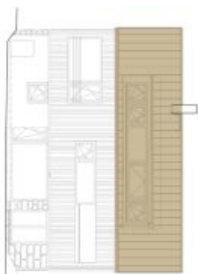
2.01	CHODBA	7,4 m <sup>2</sup>
2.02	KOUPELNA	5,8 m <sup>2</sup>
2.03	ŠATNA	9,2 m <sup>2</sup>
2.04	LOŽNICE 1	14,1 m <sup>2</sup>
2.05	POKOJ	16,8 m <sup>2</sup>
2.06	LOŽNICE 2	15,2 m <sup>2</sup>
2.07	ŠATNA 2	9,9 m <sup>2</sup>
<b>CELKOVÁ PLOCHA</b>		<b>78,4 m<sup>2</sup></b>



Na skladě



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