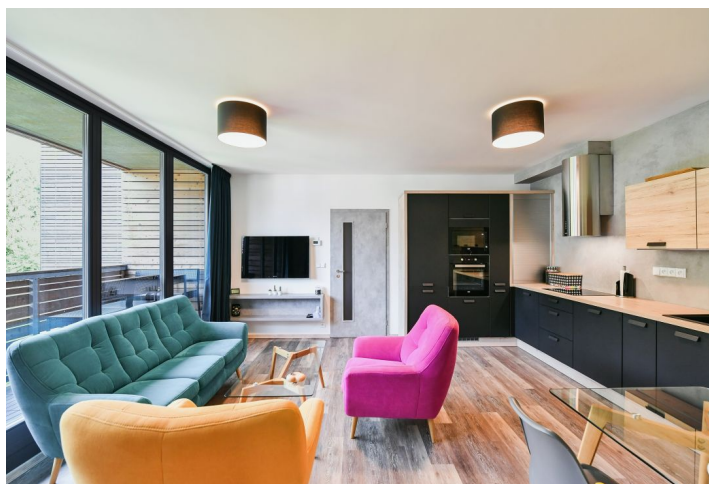




## Apartment Two-bedroom (3+kk)

€ 397 691 | CZK 9 990 000

58.1 m<sup>2</sup>, Jablonec nad Nisou, Harrachov





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|                  |                       |
|------------------|-----------------------|
| Total area       | 63 m <sup>2</sup>     |
| Floor area*      | 58 m <sup>2</sup>     |
| Loggia           | 5 m <sup>2</sup>      |
| Parking          | Outdoor parking space |
| Cellar           | 2 m <sup>2</sup>      |
| PENB             | B                     |
| Reference number | 105119                |

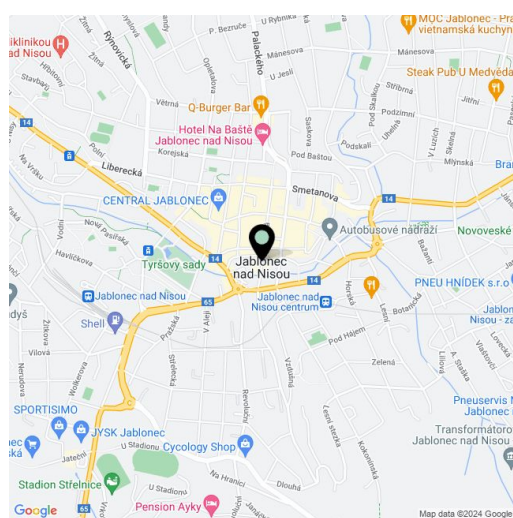
This mountain apartment with a loggia and parking space located on the 1st floor of a modern building with an elevator is situated on a nice sloping site on the edge of the Harrachov ski resort. In addition to a beautiful view of the surrounding landscape, it also offers quick access to a bike path, a cross-country trail, or a hiking trail leading to the popular Mumlava waterfalls.

The layout of the **fully equipped** apartment consists of a living room with a kitchen and west-facing **loggia**, 2 bedrooms, a bathroom with a shower, a separate toilet, and a foyer. The apartment also includes a storage room on the same floor equipped with an electric **shoe dryer**, a **bicycle box** in the basement of the building, and an outdoor **parking space**. The building has its own manager.

The interior, in natural tones, is complemented by colorful solitaire pieces in the living room. The spacious **ORESİ** brand kitchen is equipped with Beco appliances and a **drinking water filter**, and other built-in furniture is located in the bedroom and hallway. Home comfort is completed by **heated floors, vinyl** in the living area, and large-format tiles in the bathrooms and in the hallway, while heating can be controlled remotely. The windows are **wooden triple-glazed**.

**Harrachov** is the perfect place for lovers of nature, entertainment, and sports, whether it's a bobsleigh track, a **ski area**, various sports grounds, fitness and wellness, or museums, restaurants, or cafes. Walks to the nearby **Mumlava Waterfalls** or Čertova Hora can be complemented by longer trips on cross-country skis or bikes along the peaks of the Krkonoše and Jizera mountains. Harrachov is easily accessible from Prague by highway, and the journey takes approximately an hour and a half.

Floor area 58.1 m<sup>2</sup>, loggia 4.5 m<sup>2</sup>, storage room 2.3 m<sup>2</sup>, cyclobox 4.3 m<sup>2</sup>.



\* 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 Two-bedroom (3+kk)

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58.1 m<sup>2</sup>, Jablonec nad Nisou, Harrachov

| plochy místnosti       |                 |                          |
|------------------------|-----------------|--------------------------|
| OZNACENÍ MÍSTNOSTI     | NÁZEV MÍSTNOSTI | PLOCHA [m <sup>2</sup> ] |
| 2.2.1                  | ZÁDVEŘÍ         | 4.0                      |
| 2.2.2                  | WC              | 2.1                      |
| 2.2.3                  | KOUPELNA        | 3.1                      |
| 2.2.4                  | POKOJ + KK      | 29.8                     |
| 2.2.5                  | POKOJ           | 13.1                     |
| 2.2.6                  | POKOJ           | 9.3                      |
| ČISTÁ PLOCHA MÍSTNOSTI |                 | <b>58.3</b>              |

