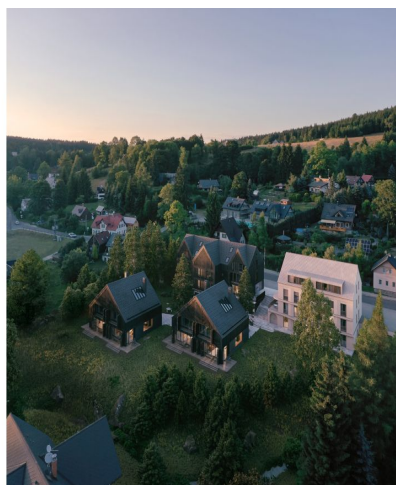




Apartment Two-bedroom (3+kk)

€ 579 305 | CZK 14 500 000

60.63 m², Jablonec nad Nisou, Bedřichov





Apartment Two-bedroom (3+kk)

€ 579 305 | CZK 14 500 000

60.63 m², Jablonec nad Nisou, Bedřichov

Total area	84 m ²
Floor area*	61 m ²
Terrace	24 m ²
Garden	130 m ²
Parking	Outside parking space
Cellar	Yes
PENB	A
Reference number	105760

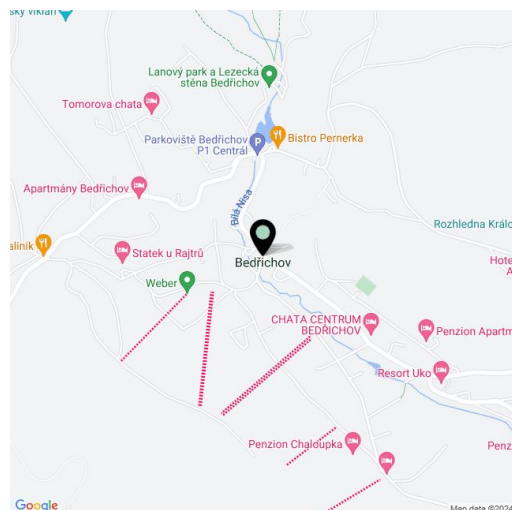
This new apartment with a large southwest-facing terrace and garden is part of the premium Lidový dům project, which will be built in the popular resort of Bedřichov in the Jizera Mountains near Liberec and Jablonec nad Nisou, in close proximity to beautiful nature where sports activities can be enjoyed in every season. Estimated completion date in Q2 2025.

The offered apartment is located on the ground floor of the building (marked 1st underground floor). The layout consists of a living room with a kitchen, a bedroom, a study/children's bedroom, a foyer, and a bathroom with a toilet. The living room and bedroom have access to the **terrace**.

The interior is designed to guarantee **perfect comfort**, while large windows ensure a good dose of daylight. Residents will have **outside parking lot**, common areas, and a **large green space** by the Nisa River at their disposal.

This popular mountain area offers slopes, cross-country trails including the **Jizerská Highway**, bike paths, playgrounds, and sports facilities. The village has a rich selection of restaurants and cafes, as well as grocery stores and a post office. Unique to the location is the **Jizera dark sky region**, where thousands of stars can be observed undisturbed. The city of **Liberec** with a complete infrastructure and rich activities for the whole family is located at a comfortable distance, and the drive from the outskirts of Prague takes about an hour.

Floor area 60.63 m², terrace 23.6 m², garden 130.4 m².



* 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.



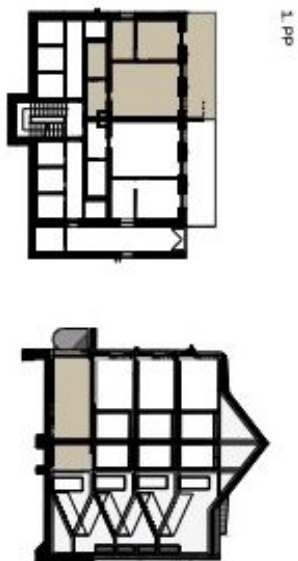
Apartment Two-bedroom (3+kk)

€ 579 305 | CZK 14 500 000

60.63 m², Jablonec nad Nisou, Bedřichov

0.2 LIDOVÝ DŮM BYT 3+KK · 60.63 m² · 1. PP

0.2.01	Obývací pokoj + kuchyň	27.85 m ²
0.2.02	Pokoj	12.80 m ²
0.2.03	Koupelna+WC	5.27 m ²
0.2.04	Předsíň	5.37 m ²
0.2.05	Pracovna	6.87 m ²
0.2.06	Terasa	23.60 m ²
Užitná plocha		58.16 m²



Plochy jednotlivých místností jsou pouze orientační. Vybavení a zařízení v plátech bydl. jednotek, kuch. linka, at. spotřebiče atd.) není součástí dodávky. Přesné parametry jsou specifikovány ve smlouvě. Developer si vyhrazuje právo na drobné úpravy.

