



## Apartment Two-bedroom (3+kk)

€ 779 065 | CZK 19 500 000

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





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Total area	92 m <sup>2</sup>
Parking	Outside parking space
Cellar	Yes
PENB	A
Reference number	105765

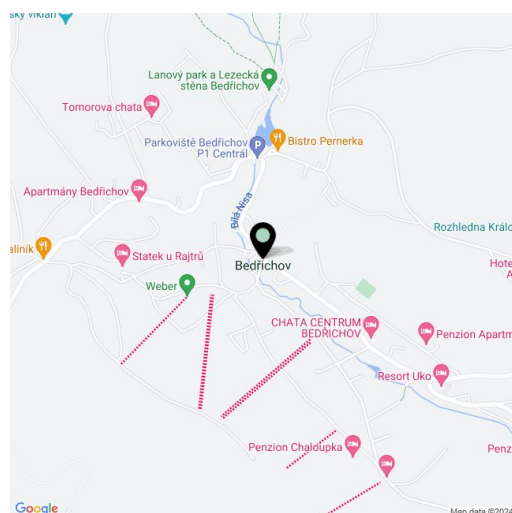
This new apartment is part of the premium Lidový dům project, which will be built in the popular resort of Bedřichov in the Jizera Mountains near Liberec and Jablonec nad Nisou, in close proximity to beautiful nature where sports activities can be enjoyed in every season. Estimated completion date in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

The offered apartment is located on the 1st floor of the building. The layout consists of a living room with a kitchen, a bedroom, a study/children's bedroom, a walk-in wardrobe, a foyer, a bathroom, and a separate toilet.

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 92.27 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.



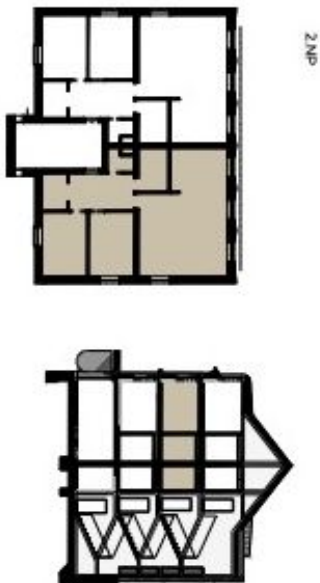
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## 2.1 LIDOVÝ DŮM BYT 3+KK · 92.27 m<sup>2</sup> · 2. NP

2.1.01	Obývací pokoj + kuchyň	42.30 m <sup>2</sup>
2.1.02	Pokoj	12.04 m <sup>2</sup>
2.1.03	Pokoj	11.97 m <sup>2</sup>
2.1.04	Koupelna	5.23 m <sup>2</sup>
2.1.05	WC	1.95 m <sup>2</sup>
2.1.06	Předsíň	10.74 m <sup>2</sup>
2.1.07	Sátna	3.82 m <sup>2</sup>
<b>Užitná plocha</b>		<b>88.05 m<sup>2</sup></b>



Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plátech bytů (kuchyň, koup., lžička, el. spotřebiče atd.) není součástí dodávky. Přesné parametry jsou specifikovány ve smlouvě. Developer si vyhrazuje právo na drobné úpravy.