



## Apartment Two-bedroom (3+kk)

€ 437 500 | CZK 10 990 000

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





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Total area	85 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Parking space in front of the house
Cellar	11 m <sup>2</sup>
PENB	G
Reference number	106852

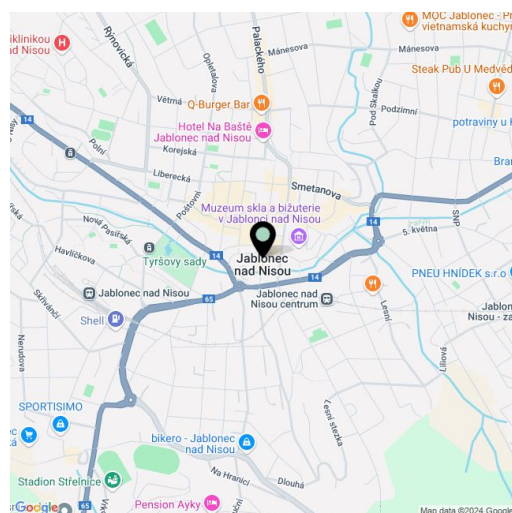
This apartment with a modern interior, an east-facing balcony, and an outdoor parking space is part of an apartment building located in a quiet part of the popular mountain resort of Harrachov. The town is nestled in the beautiful nature on the border of the Krkonoše and Jizera mountains.

The area of the apartment located on the 1st floor is divided into a living room with a kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, and a hallway.

The apartment was renovated and modernized in 2024. The windows are plastic with triple glazing, laminate floors, security entrance doors, interior doors without rebates. The superior bathroom has **Spanish tiles** and **Villeroy & Boch** and Kludi sanitary ware, the kitchen with **Siemens** appliances was custom-made by a carpenter, as well as other built-in furniture. Heating is provided by a central gas boiler room, and there is a **small biofireplace** in the living room to complete the atmosphere. The apartment has a **large cellar** and a **parking space** in front of the building built in the 1980s. A new facade and insulation are planned.

The building is located on the outskirts of Harrachov, right next to a **forest**, close to many **cross-country trails**, including a **biathlon track**. The large **Polish Polana Jakuszycka sports complex** is also within easy driving distance, and the **Harrachov ski resort** is less than a 5-minute drive away. The village has plenty of restaurants, cafes, bakeries, shops, and ski rentals or services, while the resort offers a more intimate atmosphere than other Krkonoše ski resorts. The ride from Prague is convenient and fast, taking about an **hour and a half from the outskirts of the city**. Harrachov also has a **direct bus connection with Prague**.

Floor area 78.5 m<sup>2</sup>, balcony 6.6 m<sup>2</sup>, cellar 10.6 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.