



## Apartment Three-bedroom (4+kk)

€ 471 945 | CZK 11 838 750

95.16 m<sup>2</sup>, Jablonec nad Nisou





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 105 m <sup>2</sup>                 |
| Floor area*      | 95 m <sup>2</sup>                  |
| Loggia           | 10 m <sup>2</sup>                  |
| Parking          | Possibility to buy a parking space |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| PENB             | B                                  |
| Reference number | 107146                             |

This almost 100-meter family apartment with a southeast-facing loggia and 2 bathrooms is part of the modern ZORA Harrachov project, which brings a fresh perspective on mountain living. The popular resort, located amidst the beautiful nature on the border of the Jizera and Krkonoše Mountains, offers excellent skiing conditions in a modernized ski area that will allow skiing from December to April. The completion date is planned for Q3/2027.

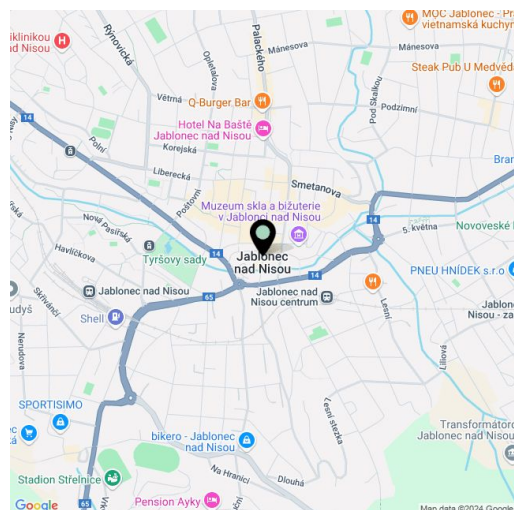
The area of the 1st floor apartment consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a toilet and a **walk-in shower**), the second bathroom (with a toilet and a **bathtub**), a pantry, and a hallway. It will be possible to enter the **spacious terrace** from the living room.

Facilities include large **French windows** with aluminum frames, wooden interior doors, vinyl floors, large-format tiles, **underfloor heating**, a **recuperation unit**, and a preparation for air-conditioning and shading. The price includes a **cellar**, and a **garage parking space** can be purchased. Residents will have access to a spacious **ski/bicycle storage room** and a **common room** with a kitchen.

The project is located near the forest in a quiet part of Harrachov. Thanks to the planned return of **international ski jumping competitions**, the entire resort is currently being gradually modernized. The rich offer of local activities is further expanded by the nearby **Polish Polana Jakuszycka sports complex**, the starting point of **cross-country trails** connected to the **Jizera Highway**. Harrachov is easily accessible, and the drive from the outskirts of Prague takes about an hour and a half. Direct bus connections are also available.

Floor area 95.16 m<sup>2</sup>, loggia 21.97 m<sup>2</sup>.

For a complete overview of the units and additional information, please visit the project's website at [www.zoraharrachov.cz](http://www.zoraharrachov.cz).



\* 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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# ZORA

HARRACHOV

## Byt A.201

4+kk 2NP BUDOVA A

|    |                  |       |
|----|------------------|-------|
| 01 | HALA             | 13,42 |
| 02 | KOMORA           | 2,45  |
| 03 | KOUPELNA         | 4,77  |
| 04 | POKOJ            | 12,28 |
| 05 | POKOJ            | 14,12 |
| 06 | POKOJ            | 10,27 |
| 07 | KOUPELNA         | 3,82  |
| 08 | OBYTŇNÁ MÍSTNOST | 29,29 |

Užitná plocha: 90,42 m<sup>2</sup>  
Podlahová plocha: 95,16 m<sup>2</sup>

|    |        |       |
|----|--------|-------|
| 09 | LODŽIE | 10,20 |
|----|--------|-------|

Celková plocha: 105,36 m<sup>2</sup>

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MĚRÍTKO

POLOHA BYTU

A.2.NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vydárení zařízení v plodových (inženýrské, kuchyňské šňítka, elektrická spotřeba, atd.) není součástí dohody. Rozsah dodávek, speciální konstrukce, povrchové úpravy a vybavení jsou specifikovány ve standardním proručním, který je přiložen Smlouvě o budoucí kupní smlouvě. Konzultace mají pouze ilustrativní charakter. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění tohoto prospektu listu.