



Apartment Two-bedroom (3+kk)

€ 377 965 | CZK 9 481 250

66.94 m², Jablonec nad Nisou





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Total area	71 m ²
Floor area*	67 m ²
Loggia	5 m ²
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107149

This brand-new apartment with a loggia 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.

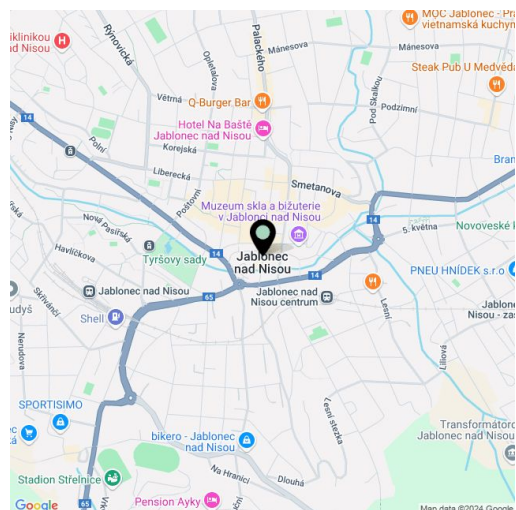
The area of the 2nd floor apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (with a **walk-in shower**), a separate toilet, and a hallway with space for a pantry. It will be possible to enter the **northwest-facing loggia** from the living room and one of the bedrooms.

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 66.94 m², loggia 4.55 m².

For a complete overview of the units and additional information, please visit the project's website at 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.303

3+kk 3NP BUDOVA A

01	HALA	5,13
02	KOMORA	1,43
03	WC	2,01
04	KOUPELNA	3,92
05	POKOJ	14,65
06	OBYTNÁ MÍSTNOST	23,90
07	POKOJ	11,91

Užitná plocha: 62,95 m²

Podlahová plocha: 66,94 m²

08	LODŽIE	4,55
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Celková plocha: 71,49 m²

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0 1 2 3 4 5

MEŠIKO

POLOHA BYTU

A.3. NP

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vydávané zářezky v půdorysu (nábytek, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciální podmínky, povinnosti úpravy a vybavení jsou specifikovány ve standardním prosování, které je přiloženo Smlouvě o budoucí kupní smlouvě. Konzultace máj pouze telefonicky či osobně. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění tohoto prosování.