



Apartment Three-bedroom (4+kk)

€ 497 811 | CZK 12 505 000

88.42 m², Jablonec nad Nisou





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Total area	106 m ²
Floor area*	88 m ²
Terrace	7 m ²
Loggia	10 m ²
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107158

This almost 100-meter family apartment with a southeast-facing loggia, a terrace, 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.

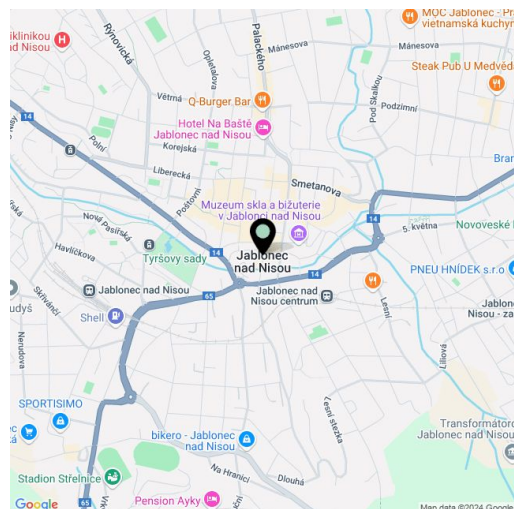
The area of the 3rd floor apartment consists of a living room with a preparation for a kitchen, 3 bedrooms, a bathroom (with a toilet and a **walk-in shower**), the second bathroom (with a toilet and a **bathtub**), a pantry, and a hallway. It will be possible to enter the **spacious loggia** from the living room, and the **southeast-facing terrace** from two 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 88.42 m², loggia 10.42 m², terrace 7.10 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.404

4+kk 4NP BUDOVA A

01	HALA	12,44
02	KOUPELNA	4,41
03	POKOJ	10,39
04	POKOJ	15,57
05	KOUPELNA	3,76
06	POKOJ	9,67
07	KOMORA	1,38
08	OBYTNÁ MÍSTNOST	25,98

Užitná plocha: 83,60 m²
Podlahová plocha: 88,42 m²

09	LODŽIE	10,42
10	TERASA	7,10

Celková plocha: 105,94 m²

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POLOHA BYTU

A.4. NP

Posvetlenie: Plochy jednotkových miestností jsou pouze orientovány. Vyznačené sarkazny v plánu bytu (výhled, kuchyňská linka, elektrická spotřebiče, atd.) nemí součástí dodávky. Rozsah dodávky, specifikace konstrukce, povrchové úpravy a vybavení jsou specifikovány ve standardním prodešním akte je právní dokument o budoucí budoucí stavě. Vozidla mají pouze ilustrativní charakter. Developer a tímto vyznačuje právo na případné změny, úpravy či doplnění stavby podle svého úsudku.