



## Apartment One-bedroom (2+kk)

€ 312 636 | CZK 7 892 500

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





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Total area	54 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107161

This brand-new apartment with a southeast-facing 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.

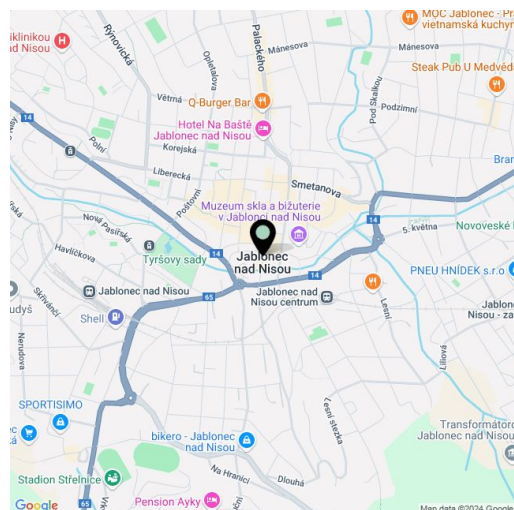
The area of the 1st floor apartment consists of a living room with a preparation for a kitchen, a spacious bedroom, a storage room with the possibility of placing a bed, a bathroom (with a **walk-in shower** and toilet), a hallway, and a pantry. It will be possible to enter the **southeast-facing loggia** from the living room and bedroom.

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 in a **quiet part of Harrachov**, yet **restaurants and a supermarket** are within walking distance. The resort also offers cafes, bakeries and restaurants, shops, rental shops, and ski services. 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 50.03 m<sup>2</sup>, loggia 4.07 m<sup>2</sup>.

For a complete overview of the units and additional information, please visit the project's website: [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.406**

2+kk 4NP BUDOVA A

01	HALA	3,76
02	KOMORA	1,86
03	KOUPELNA	3,93
04	OBYTŇNÁ MÍSTNOST	23,17
05	POKOJ	14,70

Užitná plocha: 47,42 m<sup>2</sup>

Podlahová plocha: 50,03 m<sup>2</sup>

06	LODŽIE	4,07
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Celková plocha: 54,10 m<sup>2</sup>

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MĚRÍTKO

Poznamka: Plochy jednotlivých místností jsou pouze orientační. Vydárení zařízení v plánu (nabývk, kuchyňská linka, elektrická spotřebiče, atd.) není součástí dodávky. Rozsah dodávky, speciace konstrukcí, povrchové úpravy a vybavení jsou spec. konvry ve standardním pr. ozn. k. Které je přehledou Smlouvy o budoucí kupní smlouvě. Konkrétně měj pouze ilustrativní charakter. Dávající si tímto výrazně právo na případné změny, úpravy či doplnění bez prodávajícího listu.

POLOHA BYTU

A.4. NP