



## Apartment One-bedroom (2+kk)

€ 338 449 | CZK 8 490 000

60.68 m<sup>2</sup>, Jablonec nad Nisou, Bedřichov







## Apartment One-bedroom (2+kk)

€ 338 449 | CZK 8 490 000

60.68 m<sup>2</sup>, Jablonec nad Nisou, Bedřichov

Total area	71 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	132 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107732

This new accommodation unit with a garden and a parking space is being built in an energy-efficient new development designed in a traditional mountain style. The building, which will house seven units, will also feature a wellness area with a sauna. The apartment complex is located in the popular resort of Bedřichov, just a few minutes' walk from the ski slopes and approximately an hour's drive from the outskirts of Prague. Completion is scheduled for July 2025.

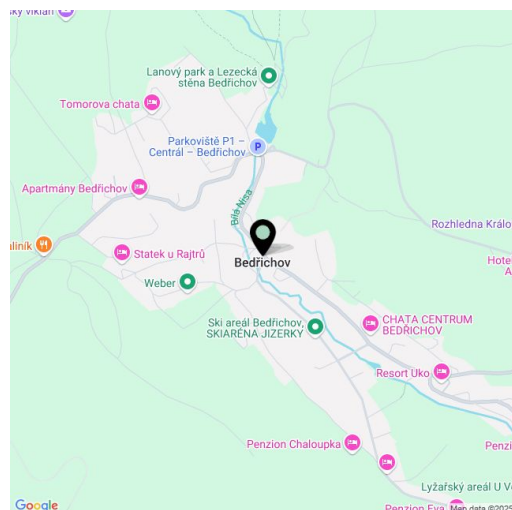
The layout of the ground floor unit consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (shower, toilet), a closet, and an entrance hall. The living room will have access to a **southeast-facing garden with a terrace**.

Facilities include **hardwood plank floors**, divided wooden Euro-windows with **triple glazing**, wooden interior doors, **Grohe** sanitary ware, a **Polysan shower enclosure**, a heat recovery unit, a heat pump for hot water, and electric storage radiators. The unit will be secured with **magnetic sensors** wired to all windows and the entrance door. The chalet's facade will be clad in **wood and natural stone**. The unit comes with one **outdoor parking space**. Shared facilities include a **ski storage room**, a secure **bike room**, a **wellness area with a sauna**, shower, and toilet, as well as an entrance hall with electric boot dryers.

The property is easily accessible, located by a **road maintained year-round**. A **ski resort** is within walking distance, and **cross-country ski trails** are just 1 km away. Outside the winter season, **the surrounding beautiful nature** offers numerous hiking and bike trails, as well as opportunities for natural swimming. Directly from the building, you can set out for the **Královka lookout tower**, which features a restaurant and **large children's playground**. All essential amenities are available in nearby Liberec, and the drive from Prague is convenient, mostly via a highway.

The unit will be officially classified as an accommodation unit.

Floor area: 60.68 m<sup>2</sup>, garden 132.2 m<sup>2</sup>, terrace 10.5 m<sup>2</sup>.



\* 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.



# Apartment One-bedroom (2+kk)

60.68 m<sup>2</sup>, Jablonec nad Nisou, Bedřichov

€ 338 449 | CZK 8 490 000

## CHALUPA BEDŘIŠKA

### APARTMÁN B

1.NP

B.01.01	ZÁDVEŘÍ	4,48 m <sup>2</sup>
B.01.02	KOMORA	2,14 m <sup>2</sup>
B.01.03	MÍSTNOST 1	29,37 m <sup>2</sup>
B.01.04	KOUPELNA	5,60 m <sup>2</sup>
B.01.05	MÍSTNOST 2	15,28 m <sup>2</sup>

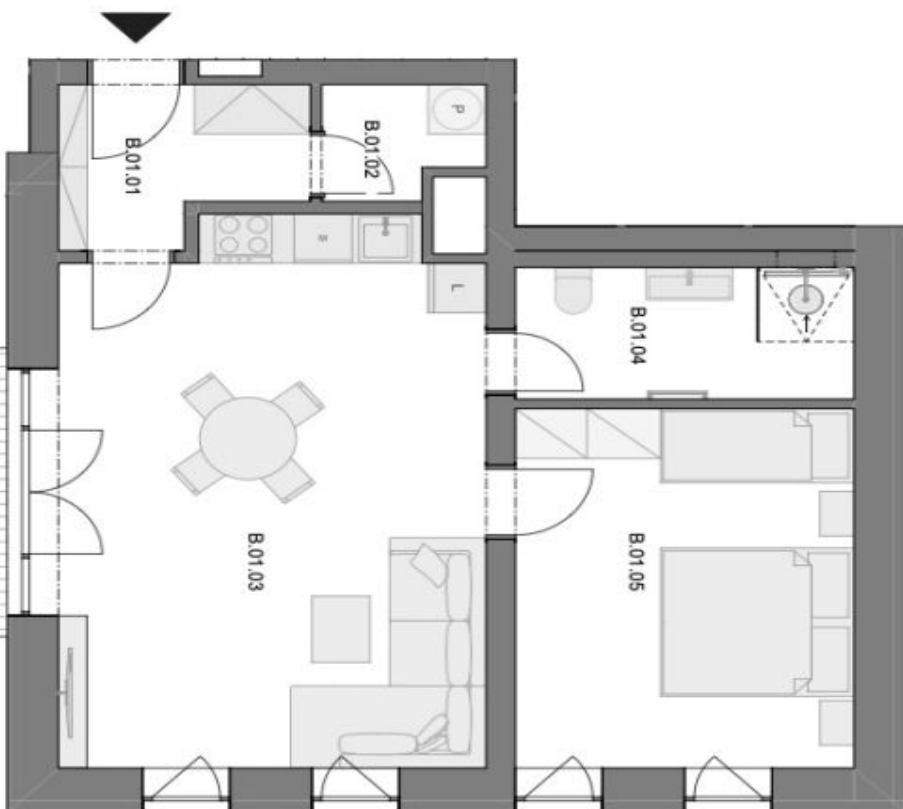
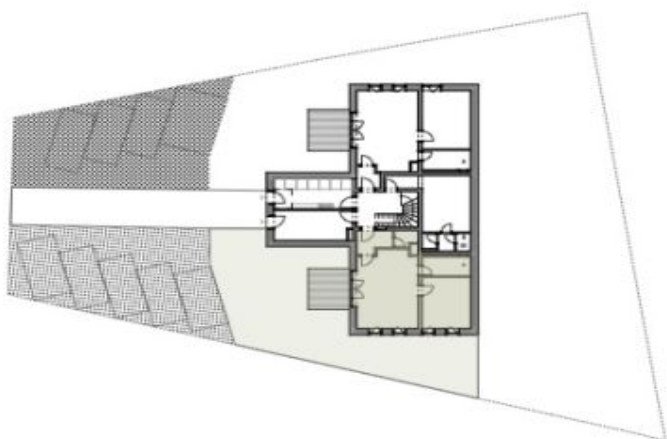
UŽITNÁ PLOCHA 56,87 m<sup>2</sup>

CELKOVÁ PLOCHA BYTU\* 60,68 m<sup>2</sup>

B.01.05 TERASA 10,50 m<sup>2</sup>

ZÁHRADA 132,20 m<sup>2</sup>

PARKOVACÍ STÁNÍ 1



0m 1 2 3 5



- Vybavení nábytkem je pouze ilustrativní a není součástí jednotky.  
\* Celkovou plochu bytu tvoří půdorysná plocha všech místností bytu včetně plochy všech konstrukcí uvnitř bytu bez šachty