



## Apartment Two-bedroom (3+kk)

€ 470 097 | CZK 11 792 390

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





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Total area	85 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	144 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107733

This new accommodation unit with a large garden and 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 a ski resort and approximately an hour's drive from the outskirts of Prague. Completion is scheduled for July 2025.

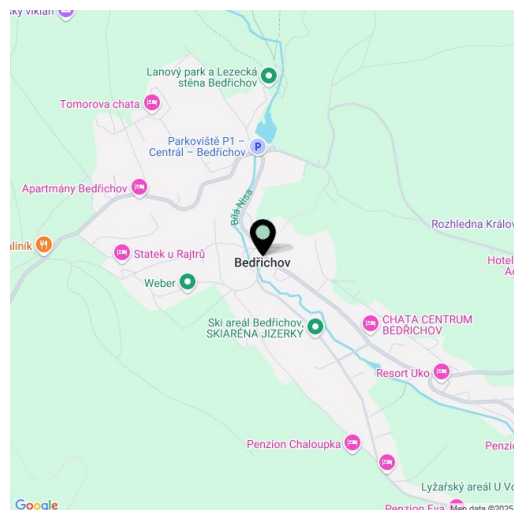
The ground-floor unit features a living room with a preparation for a kitchenette, a main bedroom with an en-suite bathroom, a second bedroom, a central bathroom, a utility room, and an entry hall. Both bathrooms feature a shower and toilet. The living room will have direct access to a **northeast-facing garden with a terrace**.

High-quality standard includes **wooden plank flooring**, wooden Euro windows with **triple glazing**, **wooden** interior doors, **Grohe** sanitary ware, a **Polysan** shower, a **recuperation unit**, a **heat pump** for hot water, and electric storage radiators. Security features include **magnetic sensors** with wiring to all windows and entrance doors. The chalet-style building will have a facade clad in **wood and natural stone**, while the terrace surface will be made of **Siberian larch**. The unit comes with **one outdoor parking space**. Shared facilities include a **ski storeroom**, a secure bike storeroom, a **wellness area** with a **sauna**, shower, and toilet, and an entrance hall with electric boot dryers.

The location is easily accessible, situated by a **year-round maintained road**. A ski resort is within walking distance, and a cross-country skiing area is just 1 km away. Outside the winter season, the surrounding **natural landscape** offers numerous hiking and bike trails, as well as opportunities for **outdoor swimming**. Right from the doorstep, residents can set out for the **Královka lookout tower**, which features a restaurant and **large children's playground**. Full amenities are available in nearby Liberec, and the drive from Prague is convenient, primarily via a highway.

The unit will be officially classified as an accommodation unit.

Floor area 74.17 m<sup>2</sup>, garden 143.55 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.



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### CHALUPA BEDŘIŠKA

#### APARTMÁN D

2 NP

D.01.01	ZÁDVEŘÍ	9,10 m <sup>2</sup>
D.01.02	KOMORA	1,33 m <sup>2</sup>
D.01.03	KOUPELNA	3,08 m <sup>2</sup>
D.01.04	MÍSTNOST 1	12,66 m <sup>2</sup>
D.01.05	MÍSTNOST 2	27,19 m <sup>2</sup>
D.01.06	MÍSTNOST 3	12,65 m <sup>2</sup>
D.01.07	KOUPELNA	3,04 m <sup>2</sup>

#### UŽITNÁ PLOCHA

69,05 m<sup>2</sup>

#### CELKOVÁ PLOCHA BYTU\*

74,17 m<sup>2</sup>

#### D.01.08 TERASA

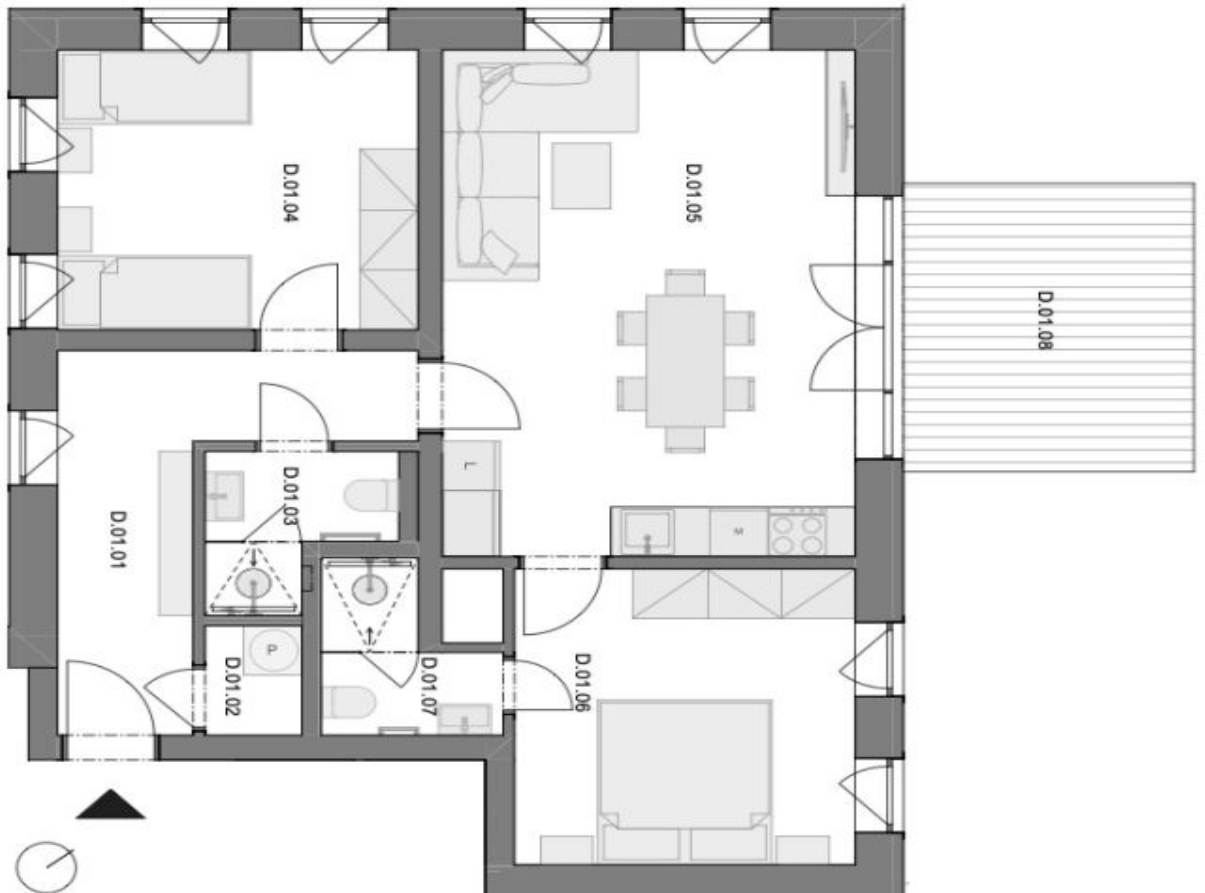
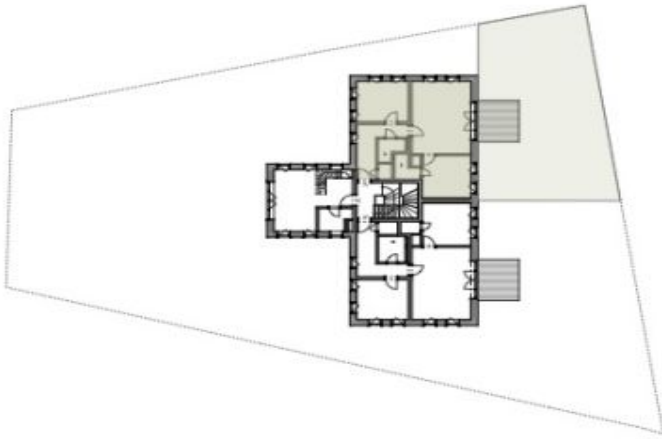
10,50 m<sup>2</sup>

#### ZÁHRADA

143,55 m<sup>2</sup>

#### PARKOVACÍ STÁNÍ

1



- 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