



Apartment Two-bedroom (3+kk)

€ 477 566 | CZK 11 979 740

74.17 m², Jablonec nad Nisou, Bedřichov





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Total area	85 m ²
Floor area*	74 m ²
Terrace	11 m ²
Garden	211 m ²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	107734

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 the ski slopes and approximately an hour's drive from the outskirts of Prague. Completion is scheduled for July 2025.

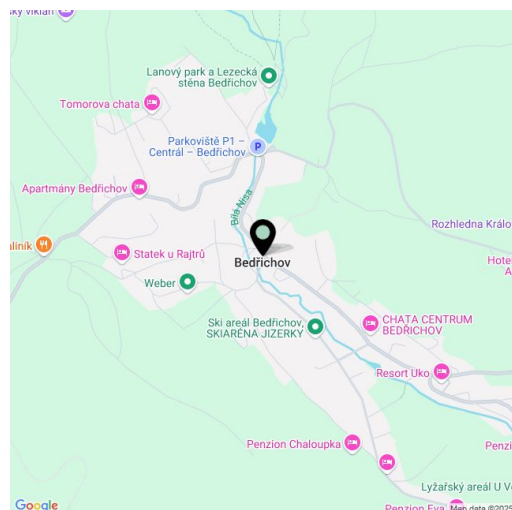
The layout of the ground floor unit consists of a living room with a preparation for a kitchen, a bedroom, a separate toilet, a second bedroom, a bathroom (shower, toilet), a utility room, and an entrance hall. From the living room, there will be access to a **northwest-facing garden with a terrace.**

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 skiing 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 a **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 74.17 m², garden 210.66 m², terrace 10.5 m².



* 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 E

	2 NP
E.01.01 ZÁDVEŘÍ	9,10 m ²
E.01.02 KOMORA	1,55 m ²
E.01.03 KOUPELNA	4,48 m ²
E.01.04 MÍSTNOST 1	12,67 m ²
E.01.05 MÍSTNOST 2	27,19 m ²
E.01.06 MÍSTNOST 3	12,65 m ²
E.01.07 WC	1,46 m ²

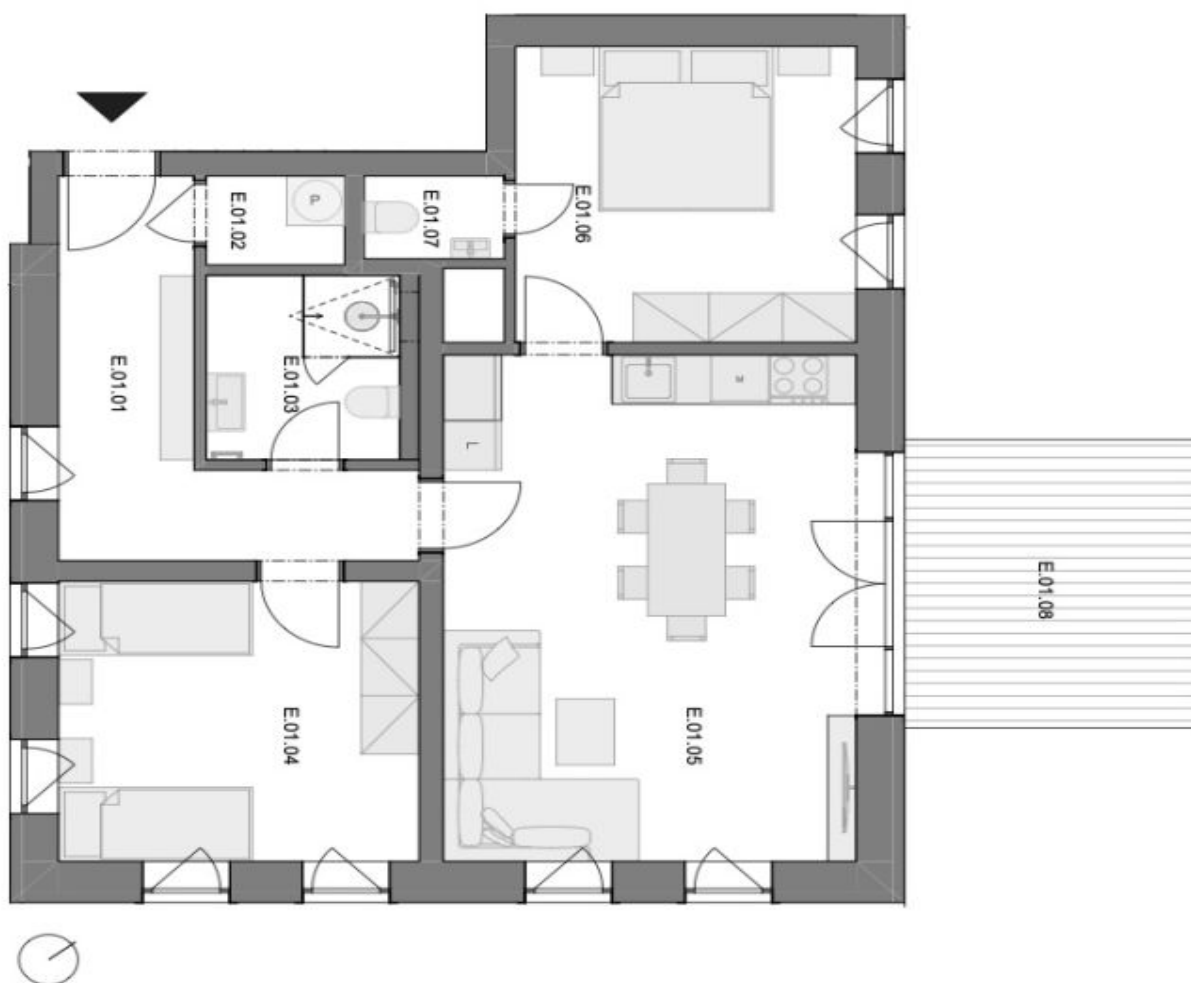
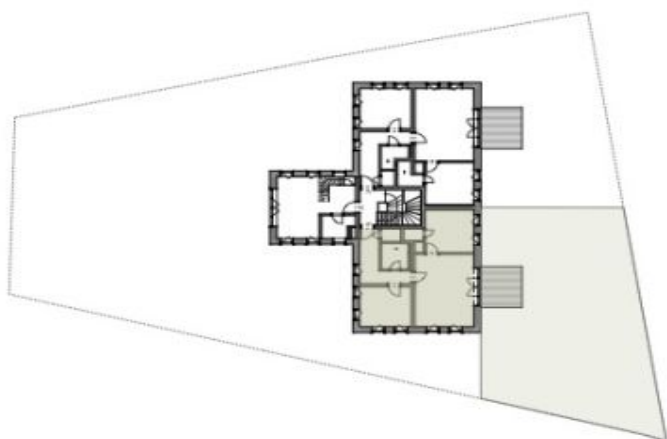
UŽITNÁ PLOCHA 69,10 m²

CELKOVÁ PLOCHA BYTU* 74,17 m²

E.01.08 TERASA 10,50 m²

ZAHRADA 210,66 m²

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