



## Apartment Studio (1+kk)

40.69 m<sup>2</sup>, Jablonec nad Nisou, Josefův Důl

€ 221 248 | CZK 5 550 000





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Total area	41 m <sup>2</sup>
Parking	Outdoor parking space for an additional cost
Cellar	10 m <sup>2</sup>
PENB	E
Reference number	107987

**This new attic semi-residential unit is part of the Antonínov Mountain Apartments boutique project with only 7 units. The fully renovated, stylish mountain house with a garden and parking is located near the Tanvaldský Špičák ski resort, on a sunny southern slope, in the heart of the beautiful landscape of the Jizera Mountains Protected Landscape Area.**

The unit, located on the 2nd floor, has a floor area that is divided into a bright living space with a preparation for a kitchen, a bathroom, and an entrance hallway.

**A renowned architectural studio** designed the house in a traditional style and color scheme. Facilities include **electric underfloor heating with Wi-Fi thermostats**, light beige large-format tiles, vinyl floors with an oak design, spruce wood entrance doors with **walnut glazing**, white lacquered interior doors, **a videophone**, and sanitary ware and faucets from Hansgrohe, SAT, and Kaldewei. The unit includes **a storage locker** and an **outdoor parking space for additional cost**. Three parking spaces will be reserved for visitors. There will be a **preparation for electric car chargers by the parking spaces**. Residents will have access to a **shared garden**.

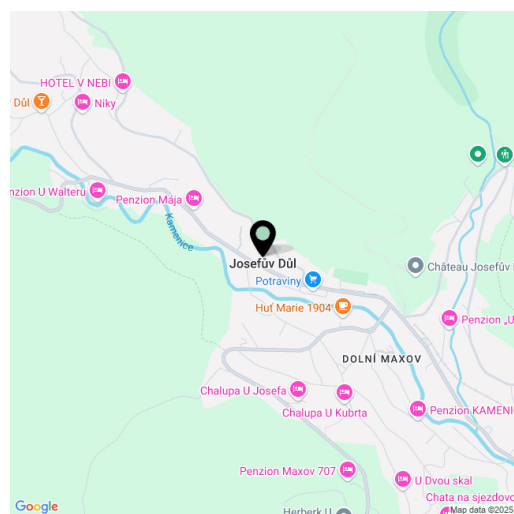
Antonínov is a part of the village of **Josefův Důl**, located less than 30 minutes by car from Liberec, where there is a small **ski resort** just 1 km away from the building. There is also a sports complex with tennis and volleyball courts, as well as a football field, a grocery store, a restaurant, and a café. The winter landscape features **groomed cross-country trails**, and the nearby ski resorts include **Tanvaldský Špičák**, **Albrechtice** in the **Jizera Mountains**, and **Severák**. Nearby attractions include the **Protržená Dam**, the **Králůvka** and **Bramberk** observation towers, the picturesque settlement of Mariánská Hora, and **Jizerka**, located in the unique **Jizera Dark Sky Area**. The village has a train connection to **Smržovka**, where a **popular natural toboggan run** from Černá Studnice leads.

Floor area 40.69 m<sup>2</sup>, cellar 10.46 m<sup>2</sup>.

Subject to special legal conditions.

Planned completion: Q3 2025.

Visualizations are used in the presentation.



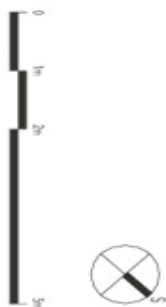
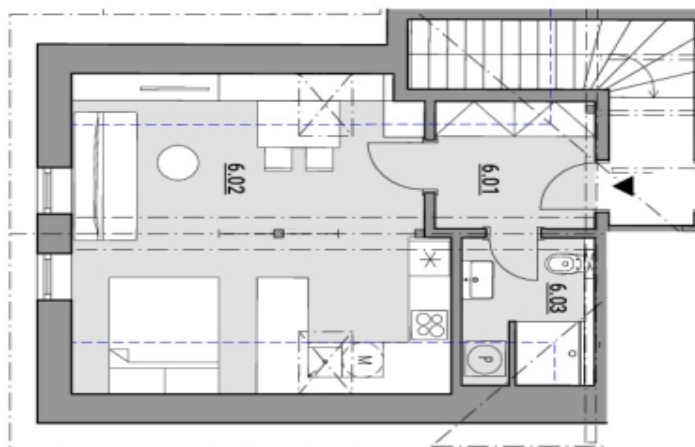
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**Podkrovní  
1 + kk**

<b>6.01</b>	chodba	5,11 m <sup>2</sup>
<b>6.02</b>	obytý prostor s kuchyní	29,25 m <sup>2</sup>
<b>6.03</b>	koupelna	4,45 m <sup>2</sup>
	vnitřní příčky do v. 1,2m	1,88 m <sup>2</sup>
	podlahová plocha (s v. min 1,2m)	40,69 m <sup>2</sup>

----- světlá výška místnosti = 2,3m