svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Five-bedroom (6+kk)

285 m², Jablonec nad Nisou, Desná

€ 1 206 808 | CZK 30 490 000

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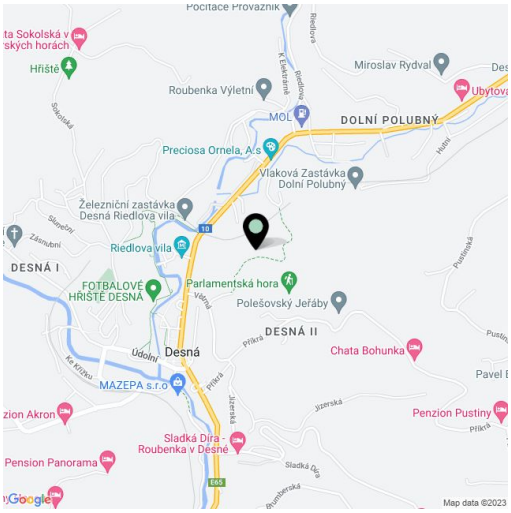
Usable area	285 m²
Plot	2 257 m²
Foot print	78 m²
Garden	2 179 m²
Floor area	250 m²
Terrace	35 m²
Parking	Parking on the land
Cellar	-
PENB	A
Reference number	41785



This new house ideally suited as a primary residence or recreational property is being built in a quiet yet easily accessible area not far from the town center and local hiking trails. The Anna house, named after the wife of Josef Riedel, the glassmaking king of the Jizerské Mountains, was designed by the renowned QARTA Architektura studio. The residence will offer the highest level of comfort and sustainability, a large interior, and an exterior consisting of a carefully landscaped natural garden. The expected completion date is 11/24.

The basement will consist of a **cedar wood sauna** with a glazed wall offering **beautiful views**, a lounge with access to the **garden**, a bathroom, and a closet. The ground floor offers a living room with a **bay window** and an open plan kitchen, a dressing room, a toilet, and a foyer. A master suite with its own dressing room and bathroom and two additional bedrooms with bathrooms are on the upper floor.

The stone house will have a tin roof, triple-glazed aluminum windows, **wooden** and **concrete** floors, and a concrete screed ceiling. Sanitary ware will be by **Villeroy & Boch**. Floor-to-ceiling frameless interior doors, some with milk glass panels. In winter, the **wood-burning hanging fireplace** will create a feeling of coziness. The house will be handed over **fully equipped including a top-of-the-line Poggenpohl kitchen** and a large garden designed by the renowned **Flera studio** complete with water features, a **covered seating area**, and a **carport**. The building is designed to be **self-sufficient in terms of energy—photovoltaic panels** (as well as a connection to the public grid), water from its own well, and a sewerage treatment plant. Heating will be provided by a heat pump. Access to the property is via a road that is maintained by the town, ensuring **easy accessibility** even in winter.

In Desná, located about an hour's drive from the outskirts of Prague on the border of the **Jizerské** and **Krkonoše mountains**, there are shops, reastaurants, a popular **bakery**, schools, and medical services in town as well as sports grounds. Cultural events are held in **Riedel Villa**, which is close to the house. Also close-by are popular **ski resorts**, **cross-country trails**, **bike paths**, and you can get to any one of the myriad **hiking trails** directly from the house and walk to a waterfall or the Černá Desná Stream. The region is home to several unique features: the **Jizerské Mountain Beeches** listed as a **UNESCO** site and the **Jizera Dark Sky Region**, offering an increasingly rare experience—being able to gaze at a clear, starry night sky.

Usable area 285 m², of which interior 250 m² and terrace 35 m², built-up area 78 m², garden 2,179 m², plot 2,225 m².

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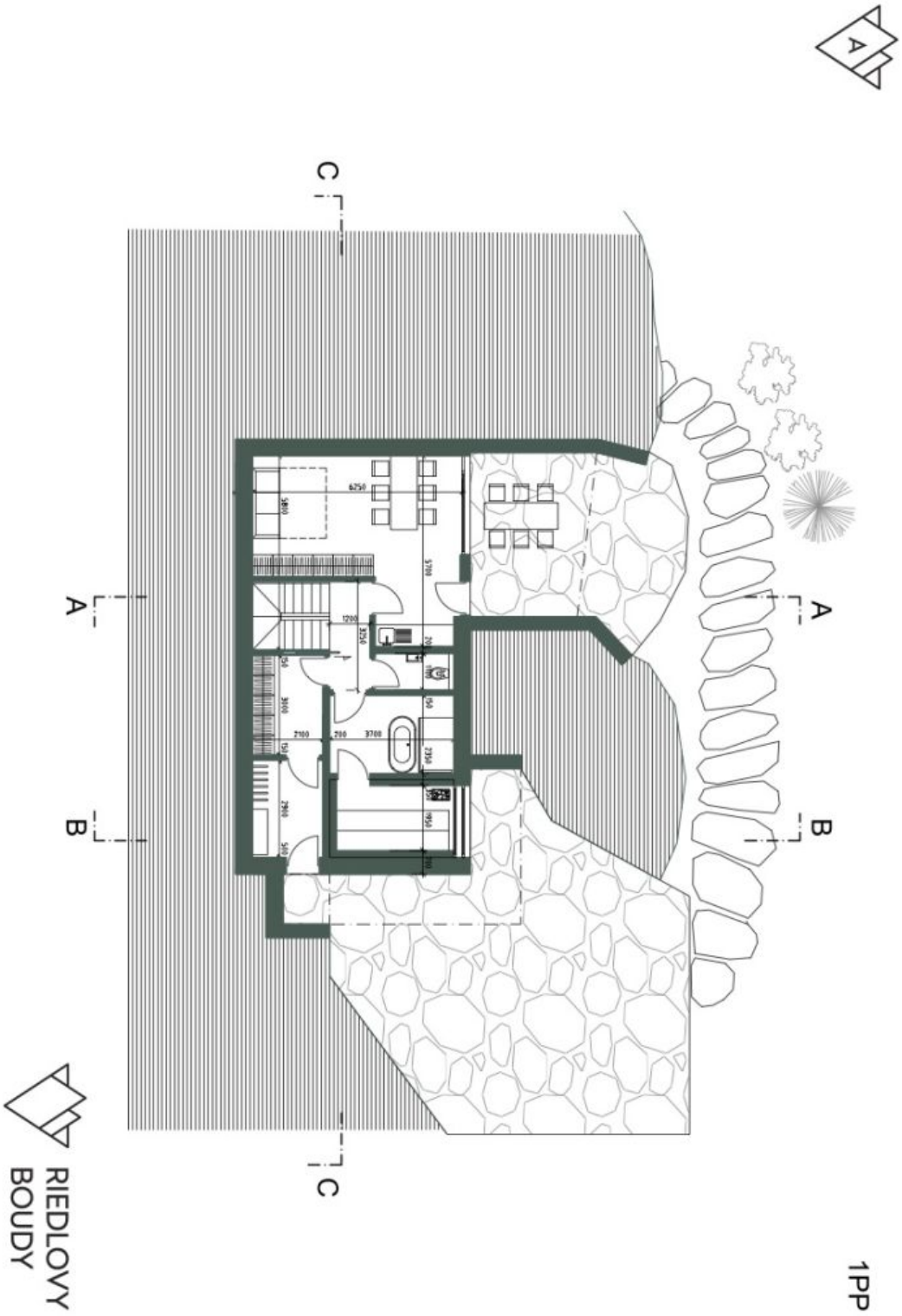

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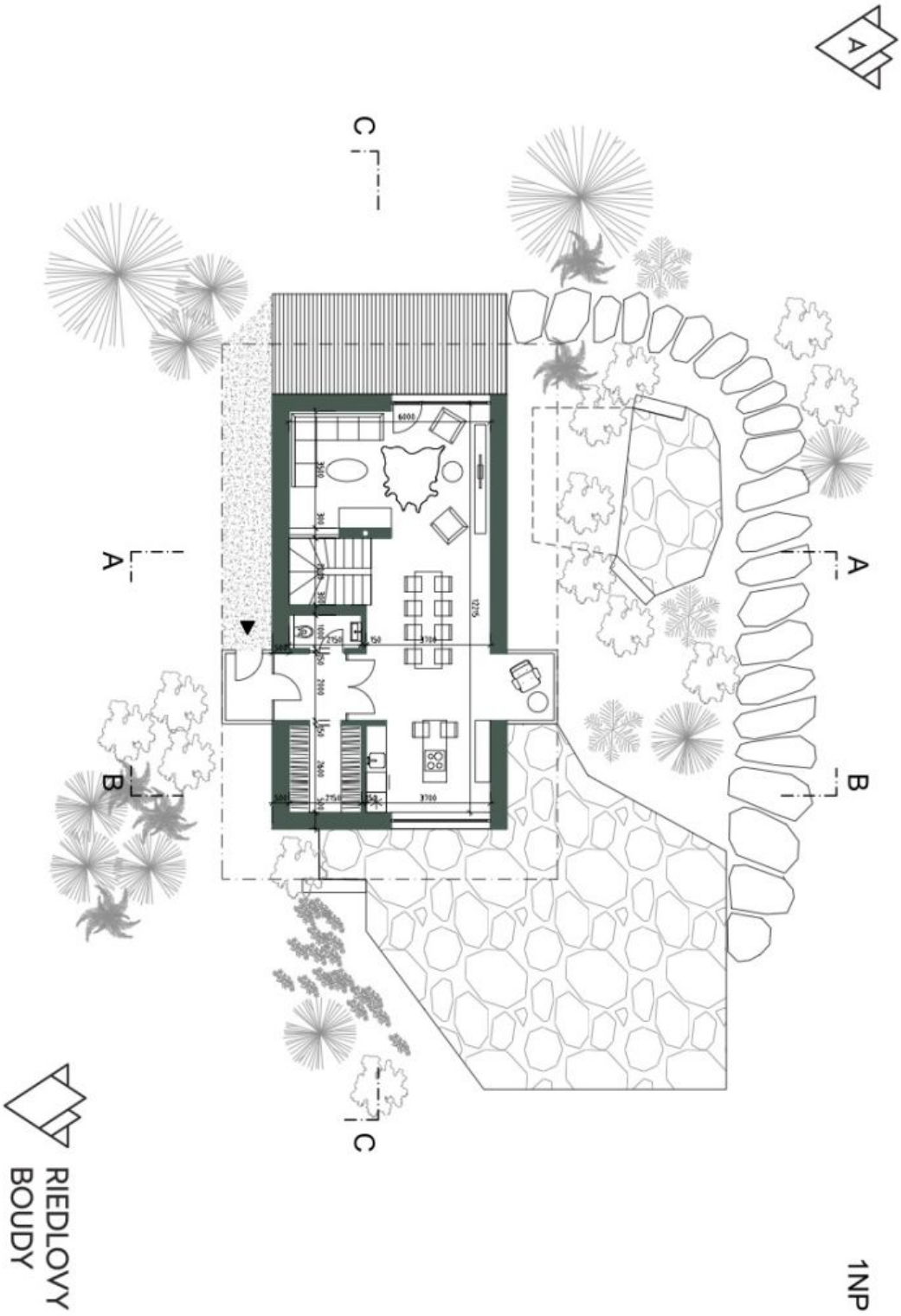

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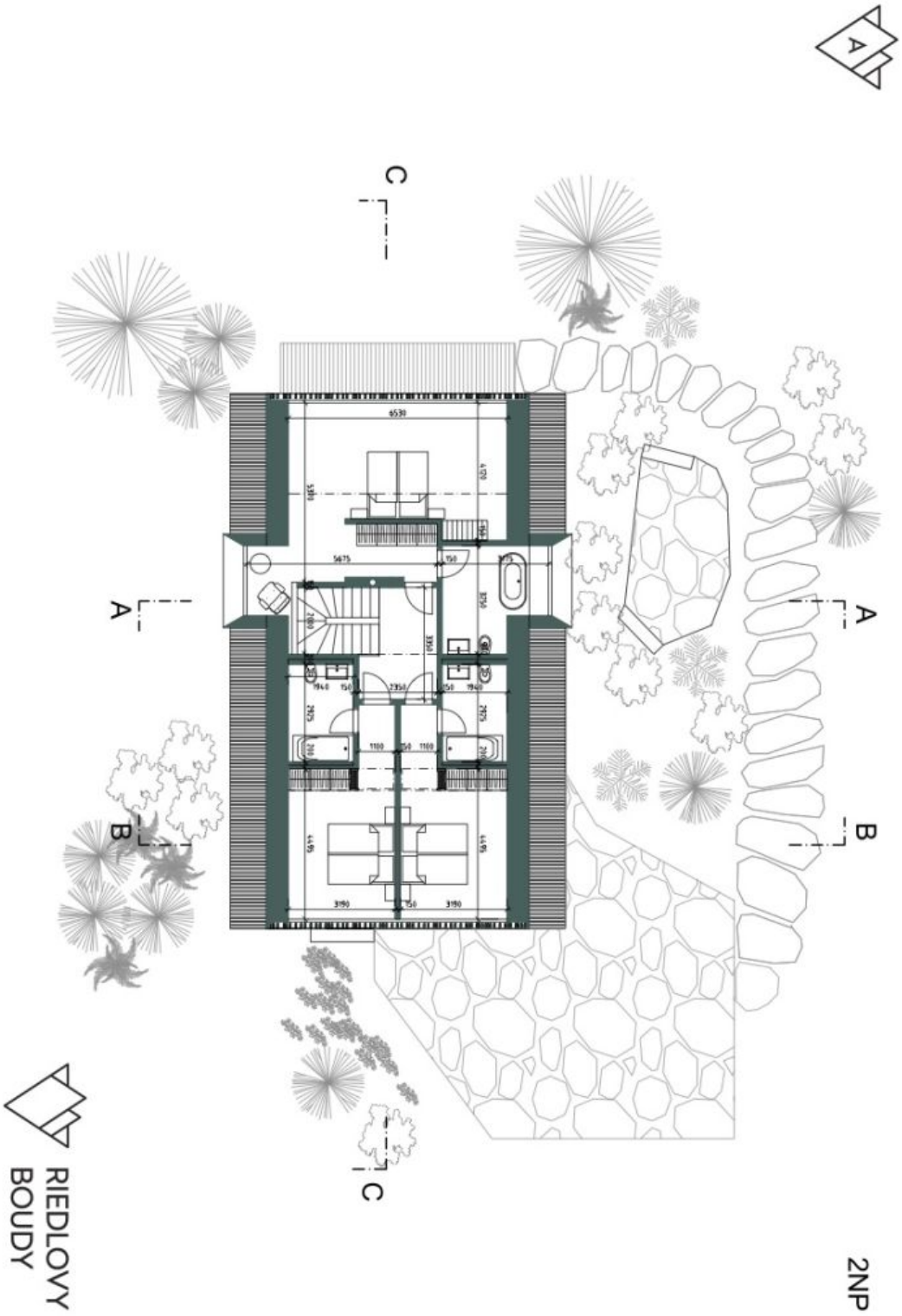

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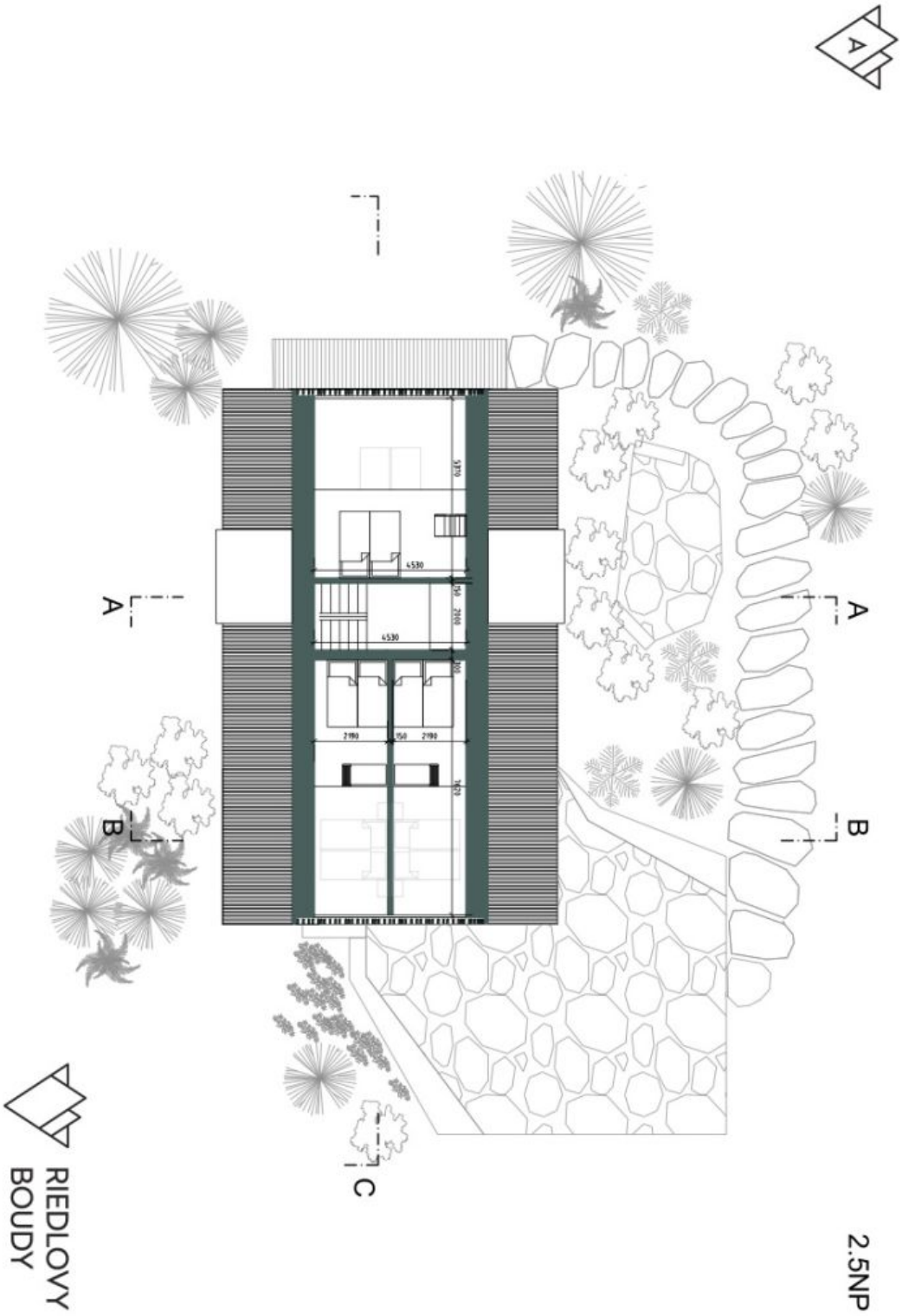

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