



## House Five-bedroom (6+kk)

Sold

285 m², Jablonec nad Nisou, Jablonec nad Nisou





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Total area	285 m <sup>2</sup>
Plot	3 129 m <sup>2</sup>
Foot print	78 m <sup>2</sup>
Garden	3 051 m <sup>2</sup>
Floor area	250 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Parking on the land
Cellar	-
PENB	A
Reference number	42904

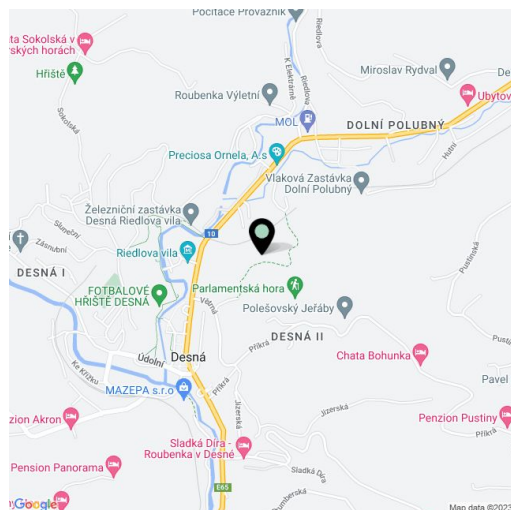
Boasting a spectacular architectural style, this new house designed by the renowned QARTA Architektura studio is being built in the town of Desná, in an easily accessible area not far from the town center and local hiking trails. The Josef residence, named after the glassmaking king of the Jizerské Mountains Josef Riedel, 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 12/25.

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 and 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, restaurants, 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 m<sup>2</sup>, of which interior 250 m<sup>2</sup> and terrace 35 m<sup>2</sup>, built-up area 78 m<sup>2</sup>, garden 3,051 m<sup>2</sup>, plot 3,129 m<sup>2</sup>.

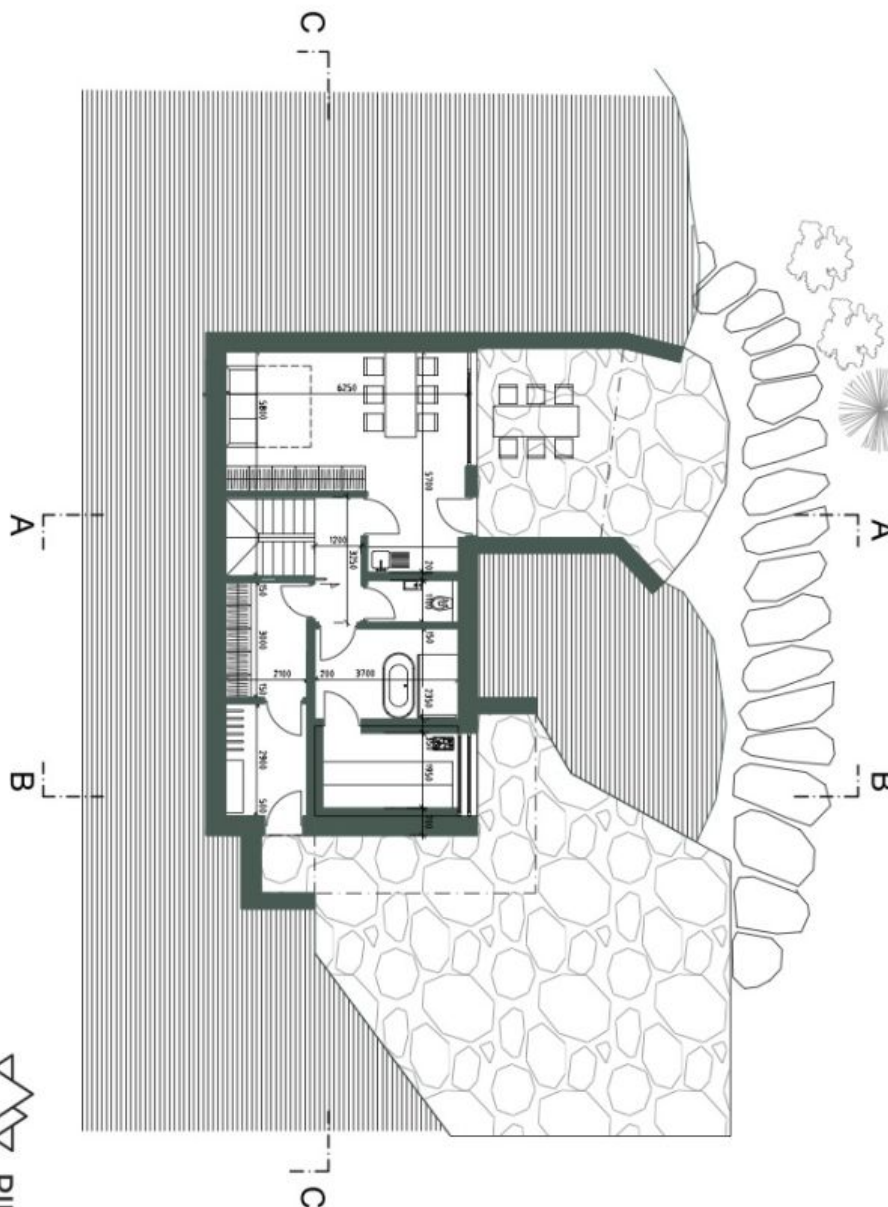




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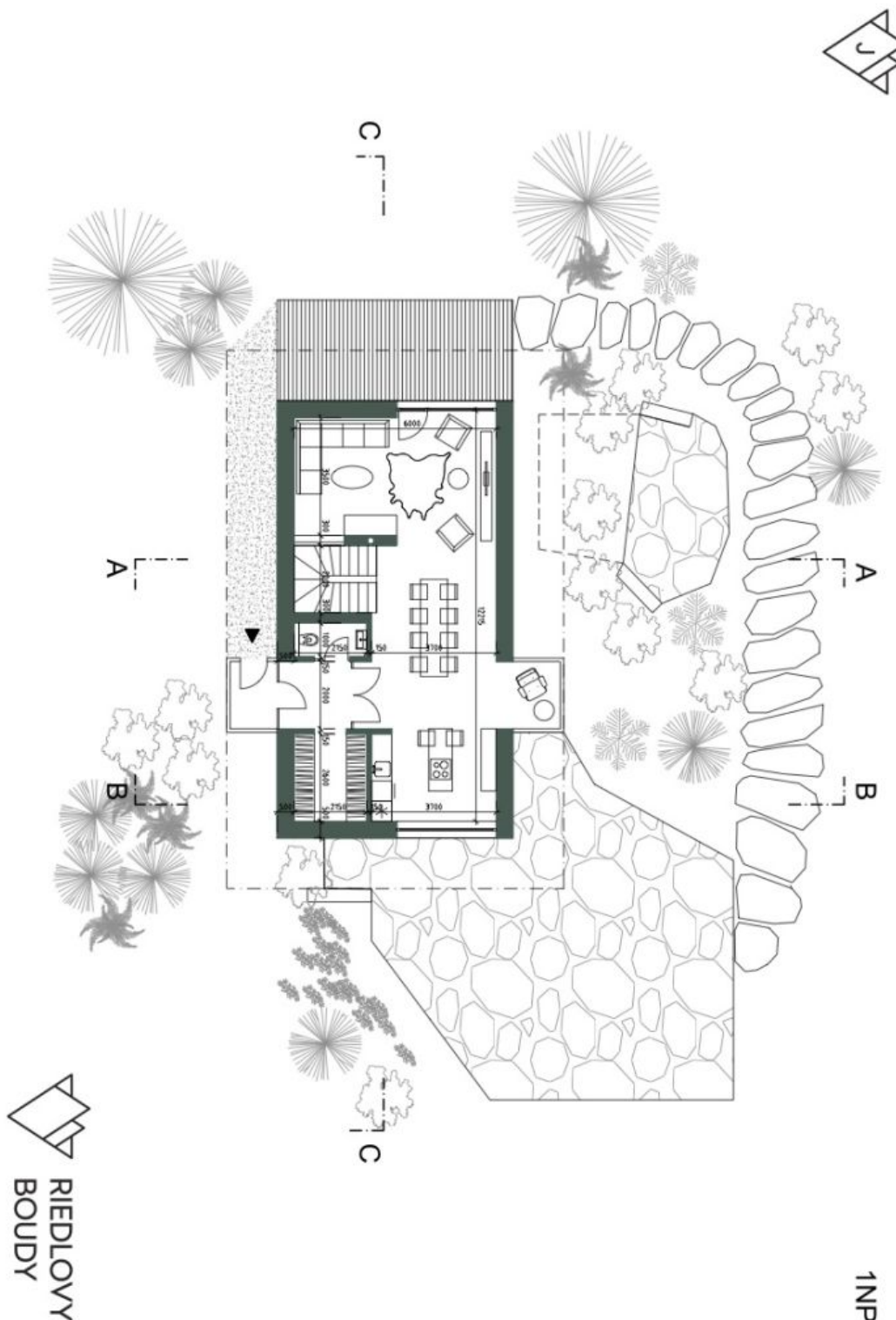
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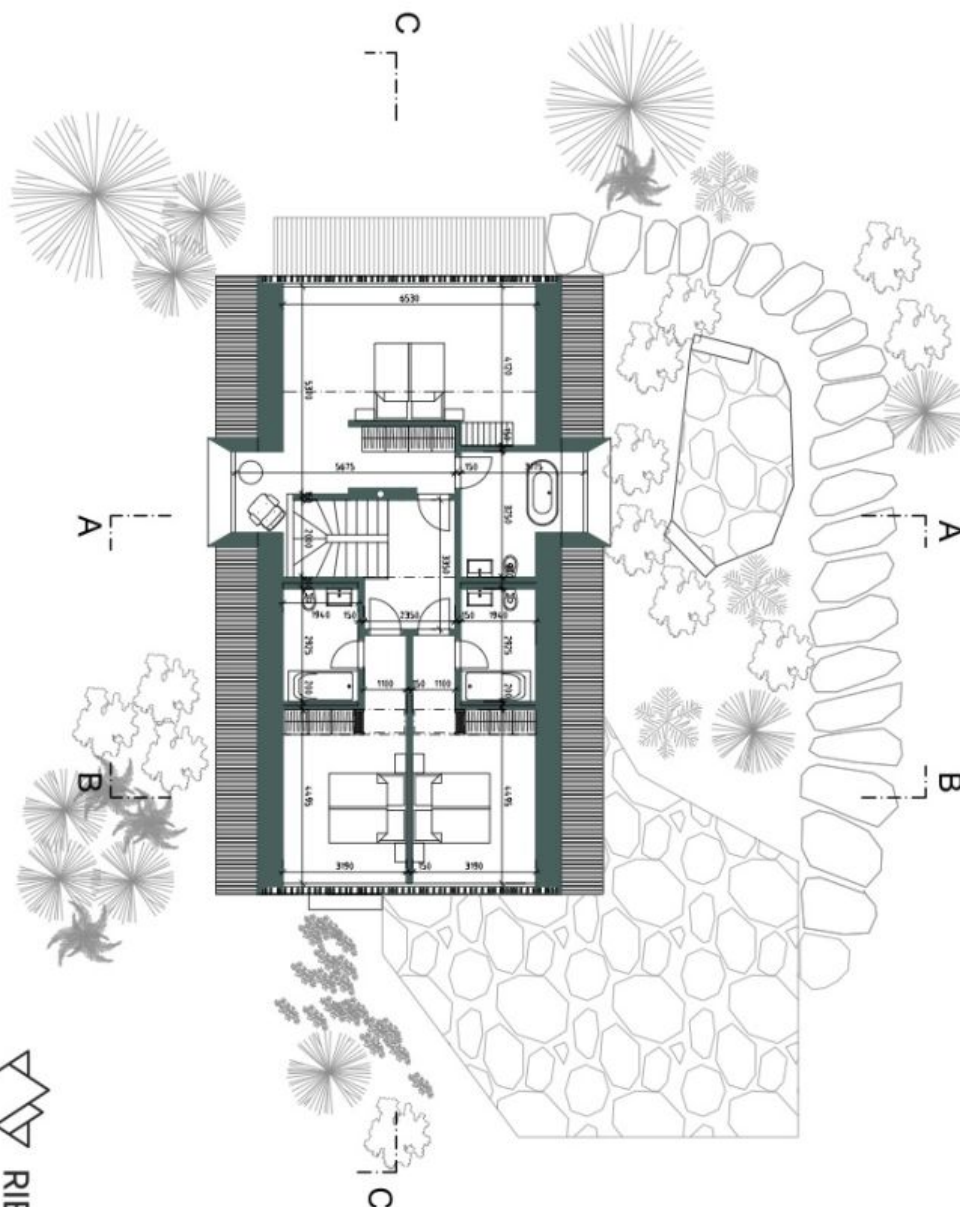




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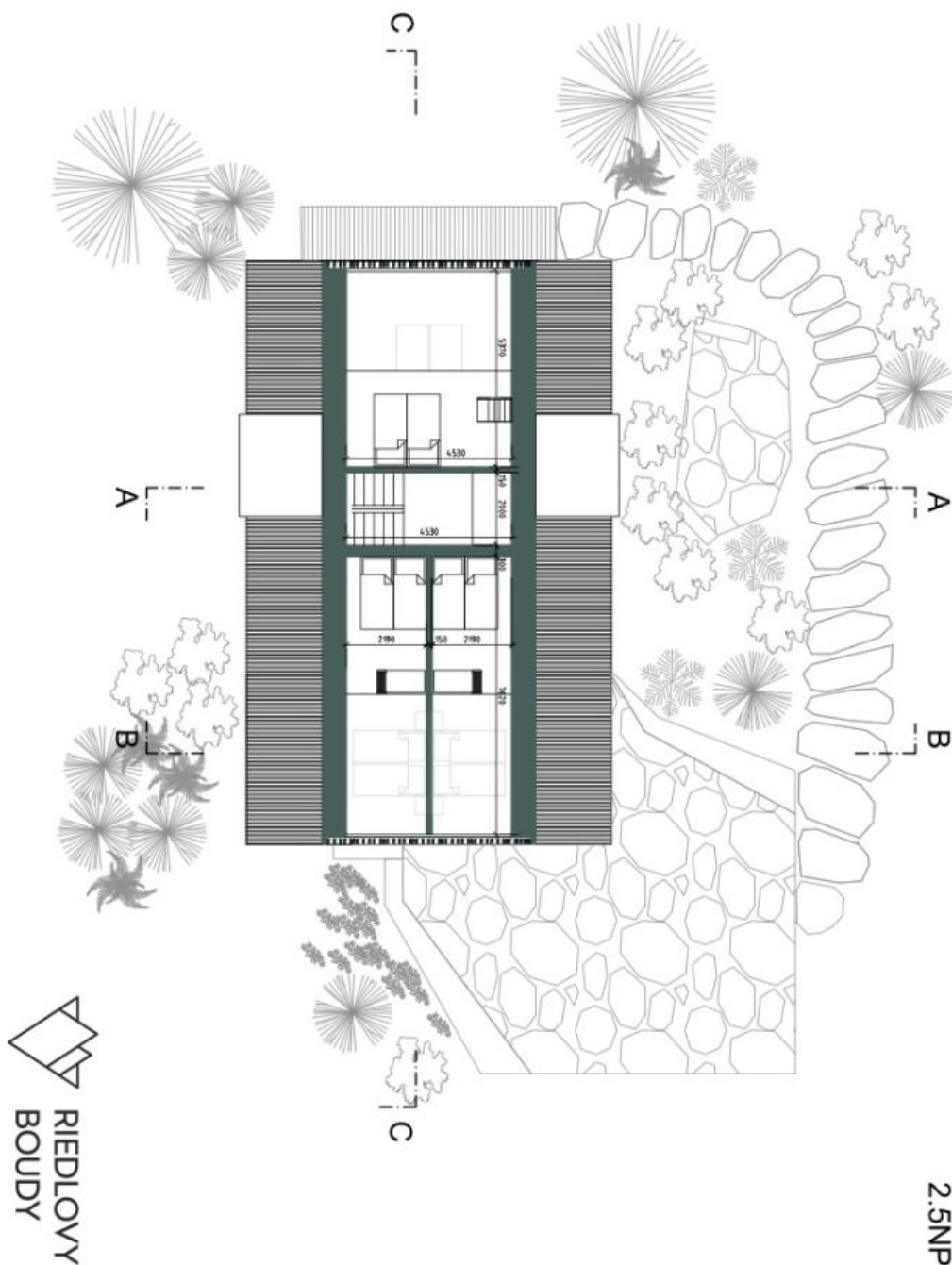
2NP



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Sold



RIEDLOVY  
BOUDY

2.5NP