



Apartment Three-bedroom (4+kk)

€ 605 644 | CZK 14 862 500

106.53 m², Jablonec nad Nisou





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Total area	131 m²
Floor area*	107 m²
Terrace	19 m²
Loggia	5 m²
Parking	Possibility to buy a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107163

This premium duplex apartment with a large southeast-facing terrace and a northwest-facing balcony is part of the modern ZORA Harrachov project, which brings a fresh perspective on mountain living. The popular resort, located amidst the beautiful nature on the border of the Jizera and Krkonoše Mountains, offers excellent skiing conditions in a modernized ski area that will allow skiing from December to April. The completion date is planned for Q3/2027.

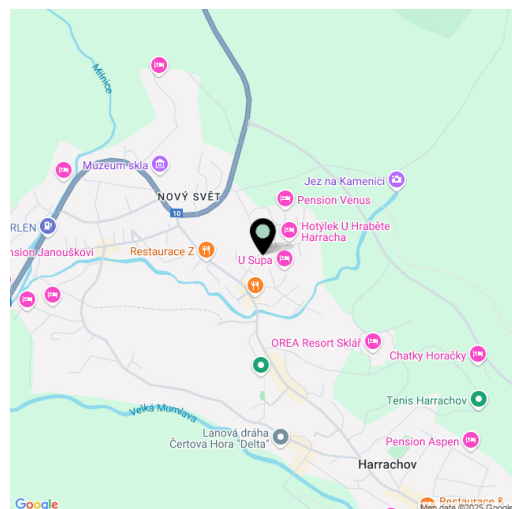
The entrance level (4th floor) consists of a living room with a preparation for a kitchen and access to a **spacious terrace**, a bedroom with an entrance to the **balcony**, a bathroom, a foyer, a pantry and a staircase to the attic. There are 2 bedrooms and a bathroom with a **bathtub**, and a separate toilet.

Facilities include **large French windows** with **aluminum frames**, wooden interior doors, vinyl floors, large-format tiles, **underfloor heating**, a **recuperation unit**, and a preparation for air-conditioning and shading. The price includes a **cellar**, and a **garage parking space** can be purchased. Residents will have access to a **spacious ski/bicycle storage room** and a **common room** with a kitchen.

The project is located near the **forest** in a **quiet part of Harrachov**. Thanks to the planned return of **international ski jumping competitions**, the entire resort is currently being gradually modernized. The rich offer of local activities is further expanded by the nearby **Polish Polana Jakuszycka sports complex**, the starting point of **cross-country trails** connected to the **Jizera Highway**. Harrachov is easily accessible, and the drive from the outskirts of Prague takes about an hour and a half. Direct bus connections are also available.

Floor area 106.53 m², terrace 18.78 m², loggia 5.25 m².

For a complete overview of the units and additional information, please visit the project's website at www.zoraharrachov.cz.



* 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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ZORA

HARRACHOV

Byt A.501

M4+kk 5NP BUDOVA A

01	HALA	8,25
02	KOMORA	3,45
03	SCHODIŠTĚ	1,26
04	KOMORA	1,68
05	KOUPELNA	3,35
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Užitná plocha: 97,70 m²

Podlahová plocha: 106,53 m²

08	LODŽIE	5,25
09	TERASA	18,78

Celková plocha: 130,56 m²

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Měřítko

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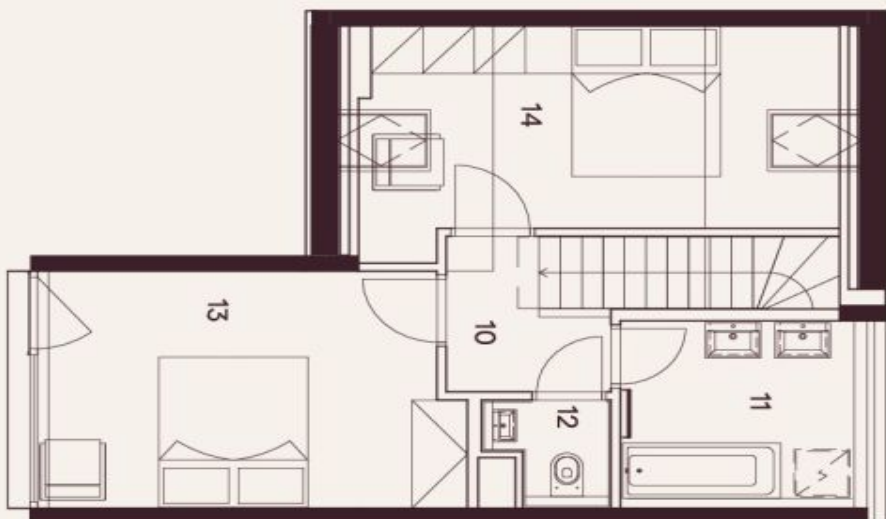
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ПОЛОЖА ВЪТЪ

A 6. NP



Ročníkům PČJ, jednolínkových mistrů, jsou pouze orientální. Vytvářené zážitek v podobě vý-
slovné, křehké, krásné, krásné, krásné, krásné, krásné, krásné, krásné, krásné, krásné, krásné, krásné,
speciálně konstrukt, povinnosti úpravy v vybavení, jsou spíše kousky se standardem pro osvěd-
čení v přílohu. Směřují o budoucí kousky síťové. Vznikající mají pouze ilustrativní charakter.
Devět je s tímto významem pro základní směr, úpravy či doplnění tohoto prostého tvaru.