



🏠 53 m<sup>2</sup> 📄 Harrachov, Jablonec nad Nisou, Liberec Region 🏠 14 990 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                              |  |                                    |                                   |
|------------------------------|--|------------------------------------|-----------------------------------|
| Order number                 | <b>N7240</b>   | Price                              | <b>14 990 000 CZK</b>             |
| Address                      | <b>Harrachov, Jablonec nad Nisou, Liberec Region</b> | Type                               | <b>Apartments</b>                 |
| Disposition                  | <b>3 + kitchenette</b>                               | Usable area                        | <b>53 m<sup>2</sup></b>           |
| Floor area                   | <b>68 m<sup>2</sup></b>                              | Energy performance of the building | <b>G - Extremely uneconomical</b> |
| Floor                        | <b>4th floor</b>                                     | Number of floors                   | <b>5</b>                          |
| Number of underground floors | <b>1</b>   | Apartment type                     | <b>Attic</b>                      |
| Device                       | <b>Yes</b>   | Garage                             | <b>1</b>                          |
| Terrace                      | <b>13 m<sup>2</sup></b>                              | Cellar                             | <b>2 m<sup>2</sup></b>            |
| Lift                         | <b>Yes</b>   | Year of construction               | <b>2022</b>                       |

## About real estate

We offer for sale a rooftop spacious apartment of 3+kt with terrace, fireplace and private exit from the elevator on the 5th floor of the newly built apartment building Corso. The house is situated in the center of Harrachov, in the direct vicinity of the ski jumps and the Harrachov Ski Resort, at the foot of the Devil's Mountain. The apartment house was completed in 2024 and offers rich facilities - reception, lobby, café with breakfast service, children's corner and service for skis and bikes. In addition, its main attributes are its luxurious design, exclusive interiors and the practical facilities of cellars and car parks. The apartment is fully equipped and includes a lockable cellar with a shoe dryer and charging station for electric bikes and a garage parking space with a charging station for electric cars.

The floor area of this apartment is 67.4 m<sup>2</sup> plus a terrace of 12.57 m<sup>2</sup> with views of the mountain scenery of Devil's Mountain, the ski resort and the town. The cellar is of 2 m<sup>2</sup>. The layout of the apartment then consists of a luxurious glass living room with fireplace and a pass-through to the terrace with views of the mountain scenery, the ski resort and the town. Furthermore, there are two cosy bedrooms also with access to the terrace, one with a double bed and one with a bunk bed, providing comfortable accommodation for 4 people. The designer bathroom with toilet has a walk-in shower. The apartment is lighted by skylights and fully and luxuriously furnished and equipped with furniture individually designed by a prominent Aspen-style architectural studio using traditional mountain stone-wood-glass materials, including wood ceiling tiles in the living room, bedroom and bathroom. There is a wood-burning fireplace in the living room, a modern kitchen with a full complement of appliances (fridge-freezer, dishwasher, oven, microwave, cooktop and more), and a wine cabinet. The equipment includes a smart TV. The skylights are fitted with roller blinds and can be completely retracted to shade all areas. For cooling there are air conditioning units installed. There is a wireless Wi-Fi connection. An infrared sauna is also included.

Harrachov is located in the Liberec Region, on the edge of the Giant Mountains National Park. Together with Špindlerův Mlýn and Pec pod Sněžkou, it is one of the three most popular Czech mountain centres with conditions for a wide range of sports such as skiing, snowboarding, cross-country skiing, golf, cycling and other outdoor activities throughout the year. The city is internationally known for one of the world's five ski jumps - the Certyak.

The town centre offers all the necessary amenities including shops, restaurants, medical facilities and cultural activities. Accessibility is easy, on well-maintained roads, with a commute of about 1.5 hours from the outskirts of Prague. From Harrachov you can also easily reach other mountain localities and sports centres.

For more information, please contact our office.