



108 m<sup>2</sup>

Harrachov, Jablonec nad Nisou, Liberec Region

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	HP1-5K	Price	on request
Address	Harrachov, Jablonec nad Nisou, Liberec Region	Type	Bussiness Units
Usable area	108 m <sup>2</sup>	Parking	No
Floor area	108 m <sup>2</sup>	Office area	13 m <sup>2</sup>
Retail space	89 m <sup>2</sup>	Energy performance of the building	B - Very economical
Floor	ground floor	Device	No
Accessibility	Yes	Lift	Yes

## About real estate

We offer a stylish fully glazed commercial space in the Harrachov Peaks project - with access from the street and within walking distance to the centre of Harrachov. The luxury project has 16 apartments with views of the slopes of the Black Mountains, a spa with sauna and jacuzzi and a fully equipped fitness room. Commercial space is located in the larger part of 1. NP with access from the street, to which the space is fully glazed and visible from the main Harrachov driveway, just slightly away and in pleasant immediate green surroundings. Directly below the project is the popular Harrachov restaurant Terassa.

The usable area of the space is 108.3 m<sup>2</sup> and most of it is now open space, in the rear there is a small office with sanitary facilities (see attached plan). The space is ideally suited for sales activities, possibly for a café with fresh snacks (in which case appropriate modifications are required) and more. For more information, please contact our office.

Harrachov is one of our top mountain resorts not only with ski slopes (where the snow lasts the longest of our mountain resorts) and cross-country skiing trails, but also with opportunities for year-round activities and recreation - cycling, hiking, trails, thermal spas in nearby Poland and more. It is visited across seasons and the development plans of the town go against this. It is expected that one day the Harrachov Ski Resort will be connected to the slopes of Rokytnice, which will create additional business and recreational opportunities.

The energy class of the house is very economical B.

Arrange a tour, we will be happy to show you the space.

The order	Floor	Usable area	Parking	Price
HP1-1	ground floor	60 m <sup>2</sup>	Yes (1x)	13 990 000 CZK
HP1-2	ground floor	80 m <sup>2</sup>	Yes (1x)	10 490 000 CZK
HP1-3	ground floor	80 m <sup>2</sup>	Yes (1x)	10 990 000 CZK
HP1-4	ground floor	69 m <sup>2</sup>	Yes (1x)	SOLD
HP2-1	1st floor	70 m <sup>2</sup>	Yes	SOLD
HP2-2	1st floor	52 m <sup>2</sup>	Yes (1x)	9 990 000 CZK
HP2-3	1st floor	52 m <sup>2</sup>	Yes (1x)	9 990 000 CZK
HP2-4	1st floor	81 m <sup>2</sup>	Yes	SOLD
HP2-5	1st floor	62 m <sup>2</sup>	Yes (1x)	SOLD
HP2-6	1st floor	98 m <sup>2</sup>	Yes (1x)	SOLD
HP3-1	2nd floor	70 m <sup>2</sup>	Yes (1x)	SOLD
HP3-2	2nd floor	126 m <sup>2</sup>	Yes	SOLD
HP3-3	2nd floor	120 m <sup>2</sup>	Yes (2x)	20 990 000 CZK
HP3-4	2nd floor	87 m <sup>2</sup>	Yes (1x)	14 990 000 CZK
HP3-5	2nd floor	167 m <sup>2</sup>	Yes (2x)	on request
HP3-6	2nd floor	95 m <sup>2</sup>	Yes (1x)	RESERVED
HP1-5K	ground floor	108 m <sup>2</sup>	No	on request