



57 m<sup>2</sup> Harrachov, Nový Svět, Jablonec nad Nisou, Liberec Region Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7671</b>	Price	<b>Reserved</b>
Address	<b>Harrachov, Nový Svět, Jablonec nad Nisou, Liberec Region</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>57 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>1st floor</b>	Device	<b>Yes</b>
Garage	<b>Yes</b>	Balcony	<b>5 m<sup>2</sup></b>
Cellar	<b>2 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a unique apartment with a balcony, 2+kk layout, and a usable area of 56.8 sqm in the exclusive residential project Harrachov Peaks. The apartment, located on the second floor, is fully equipped and ready for immediate occupancy. The total area of the property, including the balcony, is 62.1 sqm.

The interior of the apartment includes a spacious entrance hall, a comfortable bedroom (11.5 sqm), a separate toilet, a bathroom with a shower, and a representative living room with a kitchen (30.1 sqm), from which there is direct access to a private balcony with a beautiful view and a pleasant seating area. There is also a reserved garage parking space and a cellar. The project offers above-standard amenities, including a wellness center with a sauna and whirlpool and a fitness center.

The apartment is equipped with top-of-the-line appliances from renowned manufacturers – built-in refrigerator, oven, induction hob, dishwasher, washing machine, dryer, TV, and all furniture with elegant decorations. The materials used represent the highest standards of quality - luxurious oak floors, large-format ceramic tiles, Grohe designer faucets, Laufen sanitary ware, flush interior doors, and wooden balcony boards. Comfortable underfloor heating is provided by a modern air-to-water heat pump, while the ventilation system is complemented by a local heat recovery unit discreetly located in the hallway. The property's energy efficiency is classified as very economical class B.

The town of Harrachov, known primarily for its world-famous ski jump, offers year-round opportunities for active recreation, from winter sports and summer hiking to relaxation in beautiful natural surroundings. The town of Harrachov is characterized by high-quality civic amenities, including top-notch restaurants, modern shops, sports equipment rentals, sports schools, and a rich cultural program that enhances the comfort and quality of life.

This exclusive apartment is the ideal choice for discerning clients looking for comfortable living in nature and a property with investment potential.