



## Sale of an apartment 3+kt/B, 70 sqm, in a new ski project HARRACHOV PEAKS in the Krkonoše Mountains, Harrachov



70 m<sup>2</sup> Harrachov, Jablonec nad Nisou, Liberec Region Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|               |                                                      |                                    |                            |
|---------------|------------------------------------------------------|------------------------------------|----------------------------|
| Order number  | <b>HP3-1</b>                                         | Price                              | <b>Reserved</b>            |
| Address       | <b>Harrachov, Jablonec nad Nisou, Liberec Region</b> | Type                               | <b>Apartments</b>          |
| Disposition   | <b>3 + kitchenette</b>                               | Usable area                        | <b>70 m<sup>2</sup></b>    |
| Offer status  | <b>Reserved</b>                                      | Floor area                         | <b>61 m<sup>2</sup></b>    |
| Low energy    | <b>No</b>                                            | Energy performance of the building | <b>B - Very economical</b> |
| Floor         | <b>2nd floor</b>                                     | Garage                             | <b>1</b>                   |
| Balcony       | <b>9 m<sup>2</sup></b>                               | Cellar                             | <b>Yes</b>                 |
| Accessibility | <b>Yes</b>                                           | Lift                               | <b>Yes</b>                 |

## About real estate

We offer apartment 3+kt in 2nd floor of the luxury project HARRACHOV PEAKS. The apartment has a living area of 60.82 sqm (in a clear floor height above 1.2 m it is 57.8 sqm) and a total usable area of 69.91 sqm with a balcony (9.09 sqm). The apartment has a cellar and garage parking (not included in the price). The project is completed and approved and a sample apartment is already available. In the basement, the owners have a spa with sauna and jacuzzi and equipped fitness room. Interested parties will certainly be interested to know that the developer is currently offering a contribution of up to 600,000 CZK for the furnishing of the apartment and is able to furnish the apartment with quality. The offer is valid until spring 2024.

Harrachov Peaks is a luxury project built from quality natural materials with a wellness area with sauna and jacuzzi and a fully equipped fitness room. It presents only 16 modern apartments and thus offers an intimate atmosphere in the house for their owners. Its concept will satisfy those interested in second homes in the Giant Mountains as well as investors with the intention of securing their finances or practicing profitable short-term rentals. The offer also includes apartment management including rentals. The HARRACHOV PEAKS project offers a high standard of furnishings - oak floors, wooden terraces, large format tiles in bathrooms and corridors and more. Heating is provided by heat pumps and is distributed by underfloor heating system. The apartment has heat recovery. The energy class is very economical B.

The location of Harrachov, internationally known for its ski jumping hill, offers a wide range of activities across the seasons for winter and summer sports, for adrenaline lovers and peaceful holidays with or without children. The amenities of Harrachov with selected restaurants, shops, sports equipment rentals, sports schools and cultural events are constantly developing and enhance the comfort of a distinctive life in this town. Find your second home in the mountains - HARRACHOV PEAKS - as a guarantee of peace and privacy in your relaxation and leisure activities.

| The order | Layout          | Floor        | Usable area        | Living area        | Terrace / Balcony / Loggia                 | Garden | Price          |
|-----------|-----------------|--------------|--------------------|--------------------|--------------------------------------------|--------|----------------|
| HP1-1     | 3 + kitchenette | ground floor | 98 m <sup>2</sup>  | 61 m <sup>2</sup>  | 28 m <sup>2</sup> / 10 m <sup>2</sup> / No | No     | 13 743 500 CZK |
| HP1-2     | 1 + kitchenette | ground floor | 80 m <sup>2</sup>  | 52 m <sup>2</sup>  | 28 m <sup>2</sup> / No / No                | No     | 10 259 500 CZK |
| HP1-3     | 1 + kitchenette | ground floor | 80 m <sup>2</sup>  | 52 m <sup>2</sup>  | 28 m <sup>2</sup> / No / No                | No     | 10 859 500 CZK |
| HP1-4     | 3 + kitchenette | ground floor | 69 m <sup>2</sup>  | 61 m <sup>2</sup>  | No / 8 m <sup>2</sup> / No                 | No     | RESERVED       |
| HP2-1     | 3 + kitchenette | 1st floor    | 70 m <sup>2</sup>  | 61 m <sup>2</sup>  | No / 10 m <sup>2</sup> / No                | No     | SOLD           |
| HP2-2     | 1 + kitchenette | 1st floor    | 57 m <sup>2</sup>  | 52 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No                 | No     | RESERVED       |
| HP2-3     | 1 + kitchenette | 1st floor    | 57 m <sup>2</sup>  | 52 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No                 | No     | 9 859 500 CZK  |
| HP2-4     | 3 + kitchenette | 1st floor    | 81 m <sup>2</sup>  | 72 m <sup>2</sup>  | No / 9 m <sup>2</sup> / No                 | No     | SOLD           |
| HP2-5     | 2 + kitchenette | 1st floor    | 62 m <sup>2</sup>  | 57 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No                 | No     | RESERVED       |
| HP2-6     | 3 + kitchenette | 1st floor    | 98 m <sup>2</sup>  | 84 m <sup>2</sup>  | No / 15 m <sup>2</sup> / No                | No     | 17 224 180 CZK |
| HP3-1     | 3 + kitchenette | 2nd floor    | 70 m <sup>2</sup>  | 61 m <sup>2</sup>  | No / 9 m <sup>2</sup> / No                 | No     | RESERVED       |
| HP3-2     | 4 + kitchenette | 2nd floor    | 126 m <sup>2</sup> | 114 m <sup>2</sup> | No / 12 m <sup>2</sup> / No                | No     | SOLD           |
| HP3-3     | 4 + kitchenette | 2nd floor    | 120 m <sup>2</sup> | 111 m <sup>2</sup> | No / 9 m <sup>2</sup> / No                 | No     | 24 643 900 CZK |
| HP3-4     | 3 + kitchenette | 2nd floor    | 87 m <sup>2</sup>  | 78 m <sup>2</sup>  | No / 9 m <sup>2</sup> / No                 | No     | 17 593 500 CZK |
| HP3-5     | 4 + kitchenette | 2nd floor    | 167 m <sup>2</sup> | 156 m <sup>2</sup> | No / 9 m <sup>2</sup> / No                 | No     | on request     |
| HP3-6     | 3 + kitchenette | 2nd floor    | 95 m <sup>2</sup>  | 88 m <sup>2</sup>  | No / 11 m <sup>2</sup> / No                | No     | 19 014 190 CZK |