



108 m<sup>2</sup>

Harrachov, Jablonec nad Nisou, Liberec Region

9 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|               |                                               |                                    |                     |
|---------------|-----------------------------------------------|------------------------------------|---------------------|
| Order number  | HP-K                                          | Price                              | 9 900 000 CZK       |
| 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          |
|-----------|--------------|--------------------|----------|----------------|
| HP-1      | ground floor | 60 m <sup>2</sup>  | Yes (1x) | 11 900 000 CZK |
| HP-2      | ground floor | 80 m <sup>2</sup>  | Yes (1x) | 9 550 000 CZK  |
| HP-3      | ground floor | 80 m <sup>2</sup>  | Yes (1x) | 9 900 000 CZK  |
| HP-4      | ground floor | 69 m <sup>2</sup>  | Yes (1x) | SOLD           |
| HP-5      | 1st floor    | 70 m <sup>2</sup>  | Yes      | SOLD           |
| HP-6      | 1st floor    | 52 m <sup>2</sup>  | Yes (1x) | 8 550 000 CZK  |
| HP-7      | 1st floor    | 52 m <sup>2</sup>  | Yes (1x) | 8 550 000 CZK  |
| HP-8      | 1st floor    | 81 m <sup>2</sup>  | Yes      | SOLD           |
| HP-9      | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD           |
| HP-K      | ground floor | 108 m <sup>2</sup> | No       | 9 900 000 CZK  |
| HP-10     | 1st floor    | 98 m <sup>2</sup>  | Yes (1x) | 14 490 000 CZK |
| HP-11     | 2nd floor    | 70 m <sup>2</sup>  | Yes (1x) | SOLD           |
| HP-12     | 2nd floor    | 126 m <sup>2</sup> | Yes      | SOLD           |
| HP-13     | 2nd floor    | 120 m <sup>2</sup> | Yes (2x) | 18 900 000 CZK |
| HP-14     | 2nd floor    | 87 m <sup>2</sup>  | Yes (1x) | 13 900 000 CZK |
| HP-15     | 2nd floor    | 167 m <sup>2</sup> | Yes (2x) | 22 900 000 CZK |
| HP-16     | 2nd floor    | 95 m <sup>2</sup>  | Yes (1x) | SOLD           |