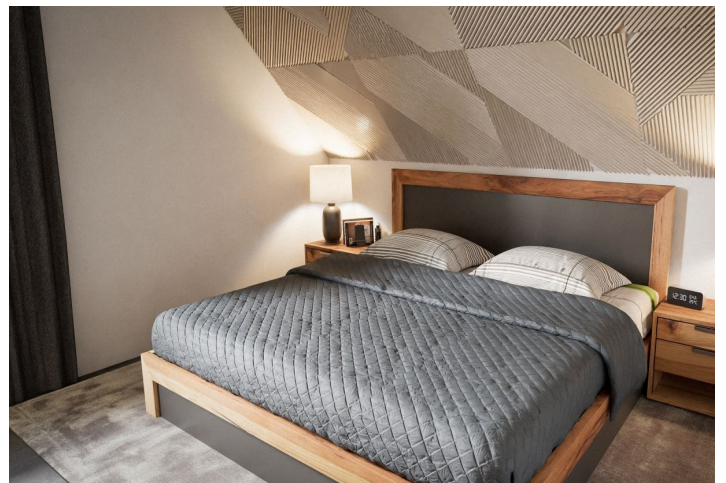


## Apartment Studio (1+kk)

€ 211 897 | CZK 5 290 000

58.3 m<sup>2</sup>, Chomutov, Kovářská, Kostelní

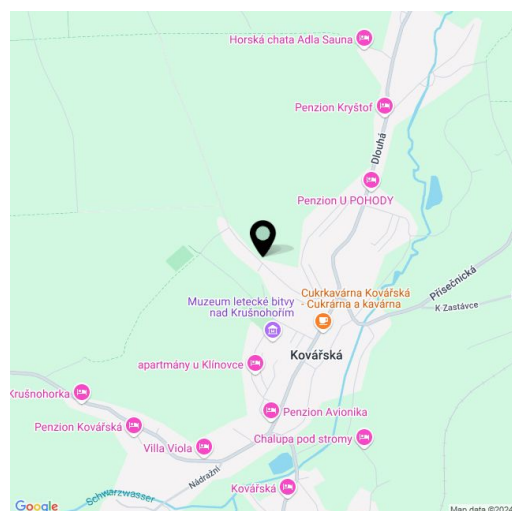


## Apartment Studio (1+kk)

€ 211 897 | CZK 5 290 000

58.3 m<sup>2</sup>, Chomutov, Kovářská, Kostelní

Total area	58 m <sup>2</sup>
Parking	One parking space
Cellar	-
PENB	A
Reference number	106132



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This apartment with a parking space is part of the new George residence, which was built near Klínovec in the Krušné Mountains and romantic Poohří area. In winter, you can enjoy well-maintained cross-country trails, and in the warmer months plenty of hiking and cycling trails on both the Czech and German side of the mountain range. Your own apartment in the picturesque, quiet Kovářská resort will be move-in ready this winter season.

The apartment on the 2nd floor consists of a living room with an atrium for a dining room, a preparation for a kitchen, a mezzanine bedroom, a bathroom (with a toilet, sink, and shower), and a hall.

Facilities include German Classen waterproof laminate floors, **Italian Marazzi tiles, triple-glazed** plastic windows, fireproof entrance doors, designer bathroom fittings and faucets, and central heating with an automatic wood pellet boiler. Thanks to the dark gable roof, the base made of **natural quartzite stone**, and cladding made of **Siberian larch**, the building blends with the local environment, while modern technologies ensure **minimal energy costs**. There is preparation for **sauna with a relaxation zone, a ski storage room, a children's playground, and a gazebo** with seating ideal for a communal barbecue attached to the residence. The apartment comes with an **outdoor parking space**.

The building stands on the edge of the **picturesque town of Kovářská**, next to a road with little traffic and at the same time **maintained all year round**. In the city center is a restaurant, **a cafe**, a grocery store, a post office, or **a museum**. **A bike path** passes right by the residence, and it is possible to connect to **nature trails** in no time. **The Klínovec ski resort** is less than a quarter of an hour away by car, and the **German village of Fichtelberg** is also within easy reach. The drive from the outskirts of Prague takes about an hour and a quarter on the D7 highway, and Kovářská has good bus and train connections with the surrounding towns.

Floor area 58.3 m<sup>2</sup> (of which attic 19.3 m<sup>2</sup>).



# Apartment Studio (1+kk)

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58.3 m<sup>2</sup>, Chomutov, Kovářská, Kostelní

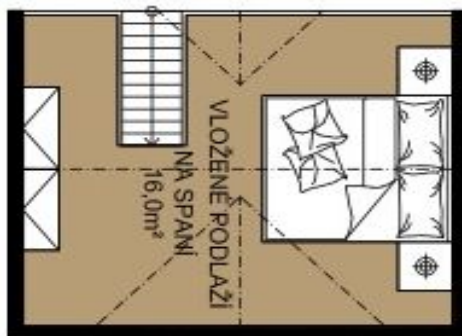
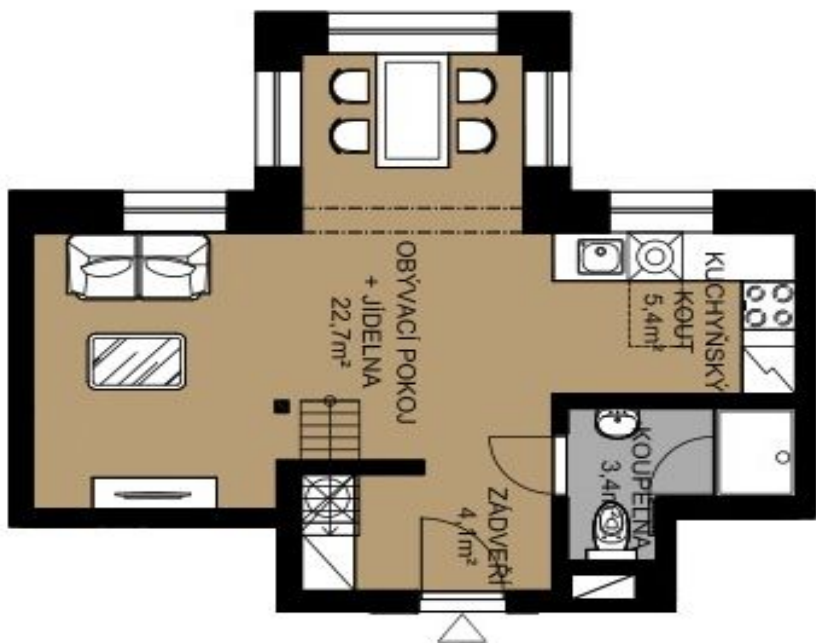


**RESIDENCE  
GEORGE**



**APARTMÁN Č. 6  
3. NP / 1+KK**

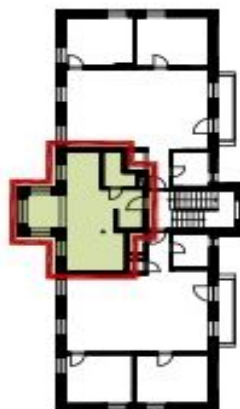
Obyvací pokoj + jídelna	22,7m <sup>2</sup>
Ložnice	16,0m <sup>2</sup>
Kuchyňský kout	5,4m <sup>2</sup>
Koupelna	3,4m <sup>2</sup>
Zádveří	4,1m <sup>2</sup>
<b>Celkem</b>	<b>51,6m<sup>2</sup></b>



Tento plán je pouze ilustrační. Vybavení zařízení interiéru v plátech být není předmětlem dodávky. Developer si vyhrazuje právo na změnu.



**SEVEROVÝCHODNÍ POHLED**



**SCHEMA PODLAŽÍ**