

## Apartment Four-bedroom (5+kk)

€ 475 810 | CZK 11 900 000

129.5 m<sup>2</sup>, Česká Lípa, Staré Splavy, Přemyslovská



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Total area	160 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	G
Reference number	107471

This generously apportioned apartment with two bay windows, a terrace, and a balcony is part of the stylish Villa Christianne from the 1930s. This completely reconstructed residence with a garden is located in the original spa town of Staré Splavy by Lake Mácha, less than an hour's drive from Prague.

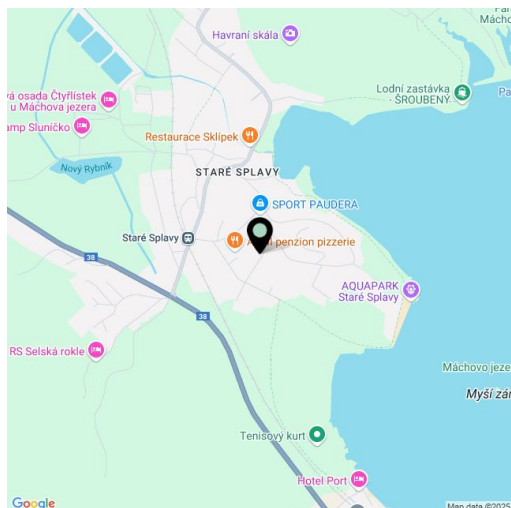
The apartment, located on the 2nd floor, consists of a living room with an adjoining kitchen, dining room, and **southwest-facing terrace**, a bedroom with an en-suite bathroom, 2 more bedrooms, a study, a main bathroom, and a hallway. Two bedrooms have access to a **southeast-facing balcony** and the terrace provides **beautiful views** of the **setting sun**, whose rays pass through **tall pine trees**.

Designed in **1929**, the villa will retain its **original architectural style** while acquiring **contemporary comforts**. The boutique project divided the villa into 4 separate comfortable apartments with a **common garden**. All apartments are equipped with **underfloor heating** and a **fireplace**. The interior will be handed over in a **shell & core** condition; completion is possible at an extra cost. Each apartment comes with **1 outdoor parking space** with a preparation for an **electric car charger** and apartment owners will have access to a **common garden** with a **sauna, fire pit, outdoor kitchen**, and **ornamental pond**.

The villa is located on a quiet street surrounded by greenery, in a popular recreational area, just a few minutes' walk from **Lake Mácha**. The place offers many opportunities for sports and relaxation—there is a **yacht club, tennis and golf club, a water park**, and several **sandy beaches** nearby, as well as restaurants and a grocery store in the vicinity of the residence. Staré Splavy has bus and train connections to the surrounding towns; the drive from the outskirts of Prague takes less than an hour.

Floor area 129.5 m<sup>2</sup>, terrace 21 m<sup>2</sup>, balcony 9 m<sup>2</sup>.

The planned completion date is the end of 2025.



\* 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.

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