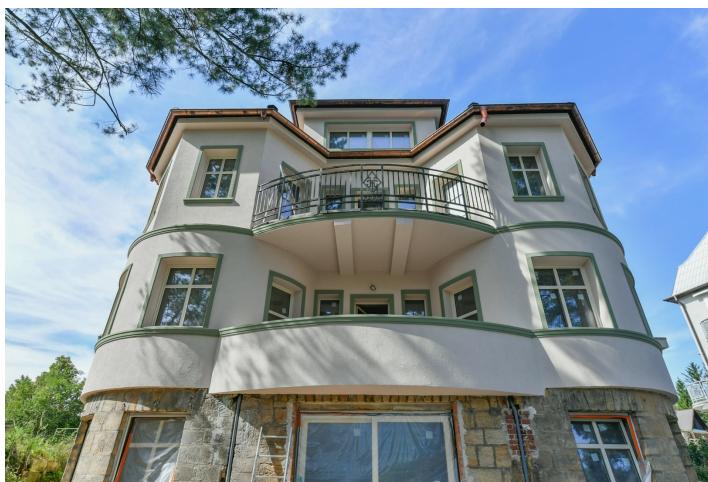




## Apartment One-bedroom (2+1)

€ 369 351 | CZK 8 990 000

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



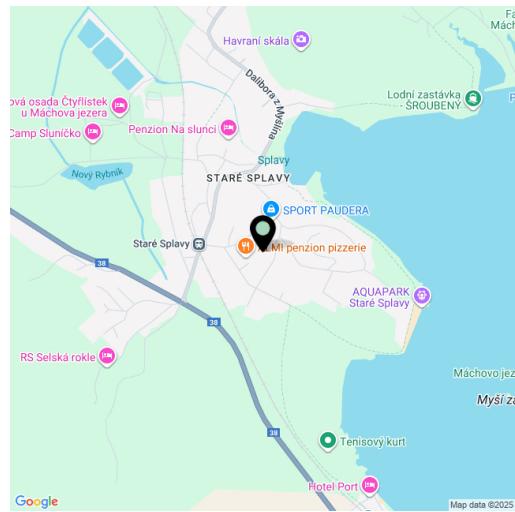


## Apartment One-bedroom (2+1)

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

Total area	82 m <sup>2</sup>
Garden	116 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	C
Reference number	107470



\* 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 holiday apartment with a front garden is located in the completely renovated Villa Christianne from the 1930s, which is located in the original spa town of Staré Splavy by Lake Mácha, less than an hour's drive from Prague.**

The southeast-facing apartment located on the ground floor consists of a walk-through living room, a kitchen with a dining area, a bedroom, a bathroom (with bathtub), a separate toilet, a pantry, and an entrance hall. From the living room, there is direct access to a **front garden of over 100 m<sup>2</sup>**, arranged on two levels.

The villa designed in 1929 will retain its original architectural style during the **complete reconstruction** and at the same time acquire **contemporary comforts**. The apartment's facilities include three-layer wooden floors, non-slip **terrazzo**-patterned tiles in the hallway, bathroom, and toilet, wooden windows, entrance doors with security fittings, flush interior doors with magnetic locks, and designer bathroom fixtures. The apartment is equipped with **underfloor heating** and a **wood-burning fireplace**. It comes with **one outdoor parking space** prepared for an EV charger and co-ownership of a **shared garden** featuring a **sauna, fire pit, outdoor kitchen, and natural swimming pond**.

The boutique project is set in a picturesque town and is located 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 82.4 m<sup>2</sup>, front garden 116 m<sup>2</sup>.

The planned completion date is mid-2026.



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