



## Apartment Two-bedroom (3+1)

€ 451 520 | CZK 10 990 000

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



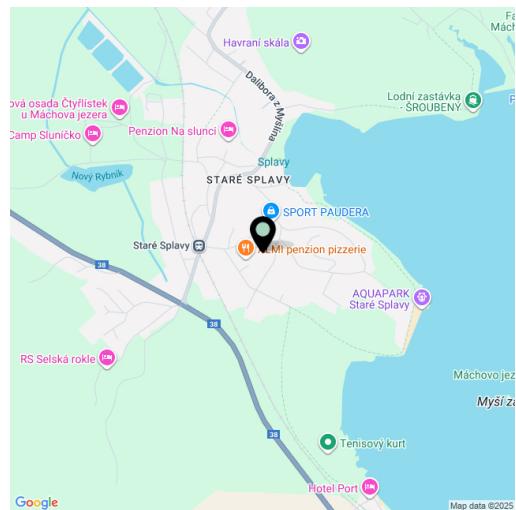


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Total area	119 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	-
PENB	C
Reference number	107473



\* 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 attic air-conditioned apartment with a garden-facing terrace is part of the stylish villa Christianne from the 1930s. The fully renovated building is located in the former spa town of Staré Splavy by Mácha Lake, less than an hour's drive from Prague.**

The apartment, situated on the 3rd floor, consists of a living room with an adjoining dining and kitchen area, two **bay-window bedrooms**, a bathroom, a separate toilet, a hallway, and an attic mezzanine that can be used as a low gallery. From the **west-facing terrace** accessible from the living room, there are **impressive views of the evening sun filtering through mature pine trees**.

This boutique project has divided the villa into four comfortable apartments with a shared **garden**. Originally designed in 1929, the villa is undergoing a complete renovation that **preserves its architectural style** while bringing it up to **modern standards**. Apartment features include three-layer wooden floors, non-slip **terrazzo**-patterned tiles in the hallway, bathroom, and toilet, wooden windows, a sliding **HS portal** in anthracite color, entrance doors with security fittings, flush interior doors with magnetic locks, and designer bathroom fixtures. The apartment is equipped with **air conditioning** and **underfloor heating**. It comes with **one outdoor parking space** prepared for an **EV charger** and co-ownership of the shared garden with a **sauna, fire pit, outdoor kitchen, and natural swimming pond**.

The villa is located on a **quiet street surrounded by greenery**, in a renowned recreational area just a few minutes' walk from Mácha Lake. The area offers numerous opportunities for **sports and leisure**, including a **yacht club, tennis and golf clubs**, an aquapark, and several **sandy beaches**. Restaurants and a grocery store are nearby. Staré Splavy has both bus and train connections to surrounding towns, and the journey from the outskirts of Prague takes less than an hour.

Floor area 87.3 m<sup>2</sup> (+ attic conversion 10 m<sup>2</sup>), terrace 32 m<sup>2</sup>.

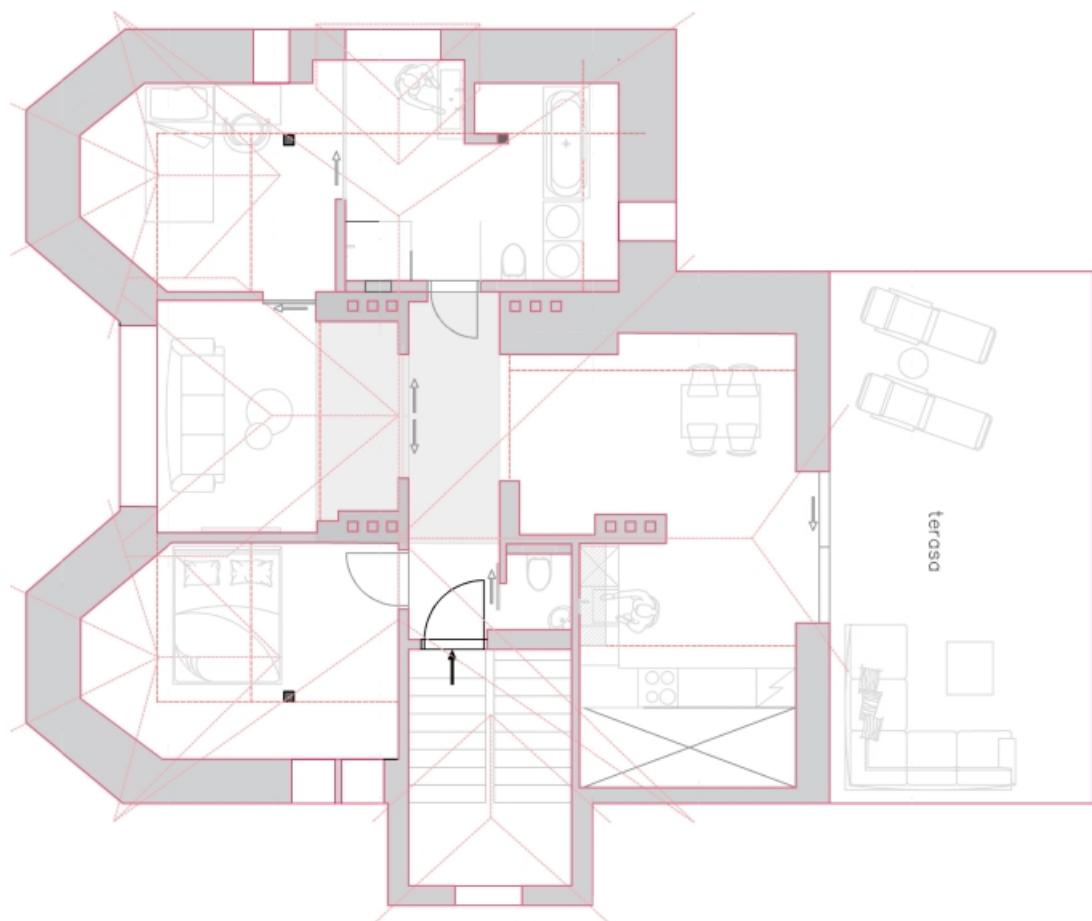
Planned completion date: mid-2026.



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