



## Apartment One-bedroom (2+1)

€ 273 321 | CZK 6 900 000

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





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

**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.**

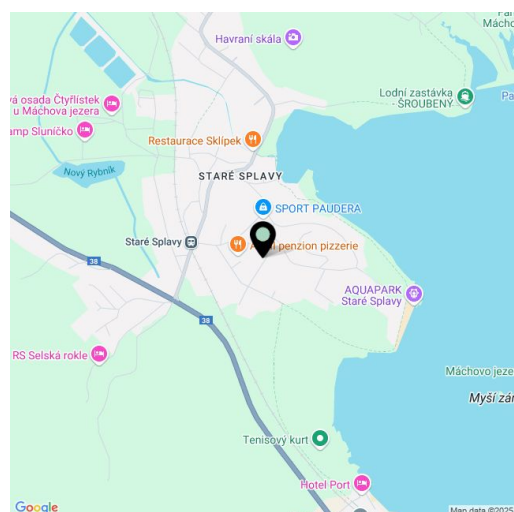
The southeast-facing apartment located on the ground floor consists of a walk-through living room, a kitchen with a dining area, a bedroom, a bathroom, a separate toilet, and an entrance hall. The living room has direct access to the over **one hundred-meter front garden**.

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 is equipped with **underfloor heating and a fireplace**. The interior will be handed over in a **shell & core** condition; full completion is possible at an additional fee. The apartment includes **1 outdoor parking space** with a preparation for an electric vehicle charger, and apartment owners will have access to a **shared garden with a sauna, fire pit, outdoor kitchen, and ornamental 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 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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