



Apartment Three-bedroom (4+kk)

€ 415 528 | CZK 10 490 000

106.5 m², Česká Lípa, Staré Splavy, Přemyslovská





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Total area	139 m ²
Floor area*	107 m ²
Terrace	32 m ²
Parking	1 outdoor parking space
Cellar	-
PENB	G
Reference number	107473

This attic apartment with a terrace facing the garden is part of the Villa Christianne, built in the 1930s. This completely renovated 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.

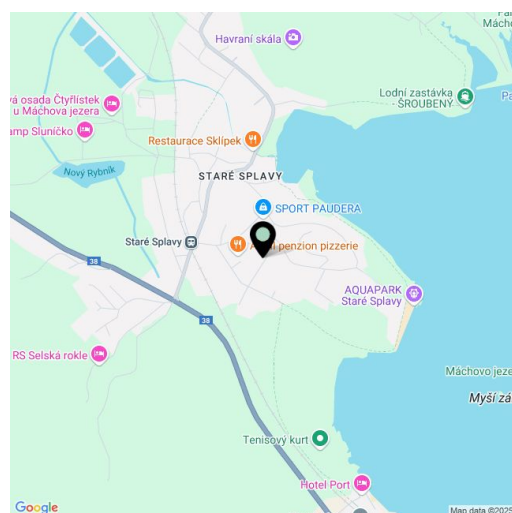
The apartment, located on the 3rd floor, consists of a living room with an adjoining kitchen, dining room, and **west-facing terrace**, as well as **2 bay-window bedrooms**, a study, a bathroom, a separate toilet, a hallway, and a gallery. The terrace offers **impressive views** of the **evening rays** passing through **tall pine trees**.

The villa, designed in 1929, will retain its **original architectural style** during the complete reconstruction and at the same time **acquire modern comforts**. The boutique project divided the villa into 4 separate comfortable apartments with a **shared 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 additional fee. Each apartment has **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 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 numerous **sandy beaches** nearby, as well as restaurants and a grocery store near the residence. Other civic amenities are also within reach. 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 106.5 m², terrace 32 m².

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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