



Apartment Three-bedroom (4+1)

€ 395 565 | CZK 9 990 000

135 m², Česká Lípa, Česká Lípa, Arbesova





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Total area	142 m ²
Floor area*	135 m ²
Balcony	7 m ²
Garden	266 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	3 500 CZK monthly
PENB	G
Reference number	102938

This family apartment with nice views, a balcony, a garage, a garden with a pool, a pergola, and an outdoor kitchen is located in an Art Nouveau villa that stands in a quiet place right in the center of Česká Lípa, a city surrounded by a beautiful landscape.

The practical layout consists of a living room with a bay window, a separate kitchen, 3 bedrooms, 2 bathrooms (one with a bathtub, the other with a shower), a closet, and a hallway with access to the balcony.

The Art Nouveau building with 4 apartments was built at the turn of the 19th and 20th centuries and is well maintained. The offered apartment extends over the entire 1st floor. Windows are decorated with stained glass with motifs by Alfons Mucha, the rooms have a ceiling height of 3.6 m. The floors are laminate in a wood decor, and the hallway, bathrooms, and kitchen are tiled. Heating is provided by a gas boiler. The apartment comes with 2 large cellars, 1 currently used as an art studio and the other as a washroom with a toilet. Exclusive ownership of the apartment includes a garden with a swimming pool and a closable pergola, in which there is a sitting area, a full-fledged summer kitchen, and storage space. Parking is possible in the garage and on 1 outdoor parking space directly in front of the building.

This nice area with plenty of greenery is located close to the prestigious Slovanka district and a short distance from the City Park or Monastery Garden, a few steps from state and private kindergartens and elementary schools, an art school, a House of Children and Youth, a children's playroom, a sports center with tennis courts, a cinema, and a cultural center. Many cafes and restaurants are nearby. Excellent transport connections are provided by buses and trains, and in no time it is possible to reach the surrounding protected landscape areas of the Czech Central Mountains, the Lužické Mountains, or the Kokořínsko-Mácha region.

Floor area 135.4 m², balcony 7.1 m², garage 25 m², garden 266 m².

* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

