



Apartment Three-bedroom (4+1)

€ 400 642 | CZK 9 990 000

135 m², Česká Lípa, Česká Lípa, Arbesova





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|------------------|-------------------|
| Total area | 142 m² |
| Floor area* | 135 m² |
| Balcony | 7 m² |
| Garden | 266 m² |
| Parking | Yes |
| Garage | Yes |
| Cellar | Yes |
| Service price | 3 500 CZK monthly |
| 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.

