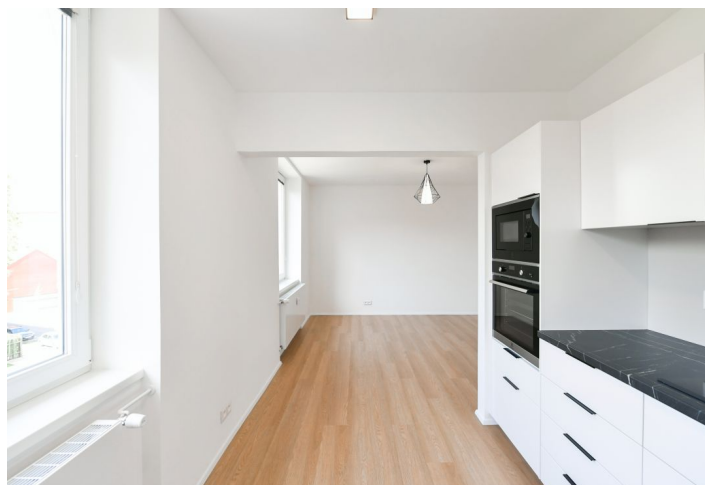




## Apartment Two-bedroom (3+kk)

€ 142 150 | CZK 3 590 000

74 m<sup>2</sup>, Chomutov, Chomutov, Partyzánská





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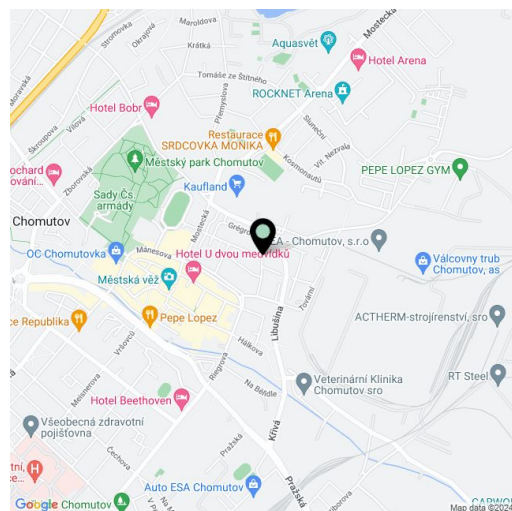
74 m<sup>2</sup>, Chomutov, Chomutov, Partyzánská

Total area	74 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 257 CZK monthly
PENB	G
Reference number	104837

This apartment, which has just been completely and expensively renovated, with the possibility of using a shared garden, is located in a brick apartment building in a quiet residential area in the immediate vicinity of the historic center of the town of Chomutov.

The apartment area is divided into a living room with a kitchen, 2 bedrooms, a long entrance hall, a bathroom (with a bathtub with a folding shower screen), and a separate toilet (with a niche for a washing machine and dryer).

The apartment underwent an **above-standard, precise reconstruction** that began in 2023 and was **completed in March 2024**. The floors are new anhydride with a tread-on glued vinyl waterproof layer. There are new stucco and insulated plasterboard ceilings everywhere, new **designer radiators**, copper heating pipes in the wall, water and electricity distribution, and a data socket in every room. The custom-made corner kitchen has an electric and microwave oven, **an induction hob, and a built-in hood from the high-end Electrolux brand**. The kitchen sink is **granite**, and there is also preparation for a dishwasher. The entrance door is security; interior doors are by **Sapeli**. Heating and hot water are central. The building has been partially renovated and has new plastic windows, risers, and roof insulation. The apartment is located on the 2nd floor; **no elevator**. In 2024 and 2025, complete insulation of the facade and the **construction of a photovoltaic power plant** are planned. Residents of the house have the option of **parking** on the fenced plot and have a **garden with a sitting area and a children's corner**.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

The excellent location is situated in the **immediate vicinity of the city center**, there is an elementary school, a supermarket, a shopping center, and other shops nearby, several cafes and restaurants, a pharmacy, or a **sports hall**. Within a short walking distance are also **the Čs. Armády Aarden**, and about 1.5 km away is the **Kamencové Lake, a zoo, a water park, or a winter stadium**.

Usable area according to the Declaration of Ownership 69.4 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>, according to the actual survey 71 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.



# Apartment Two-bedroom (3+kk)

€ 142 150 | CZK 3 590 000

74 m<sup>2</sup>, Chomutov, Chomutov, Partyzánská

Partyzánská, Chomutov

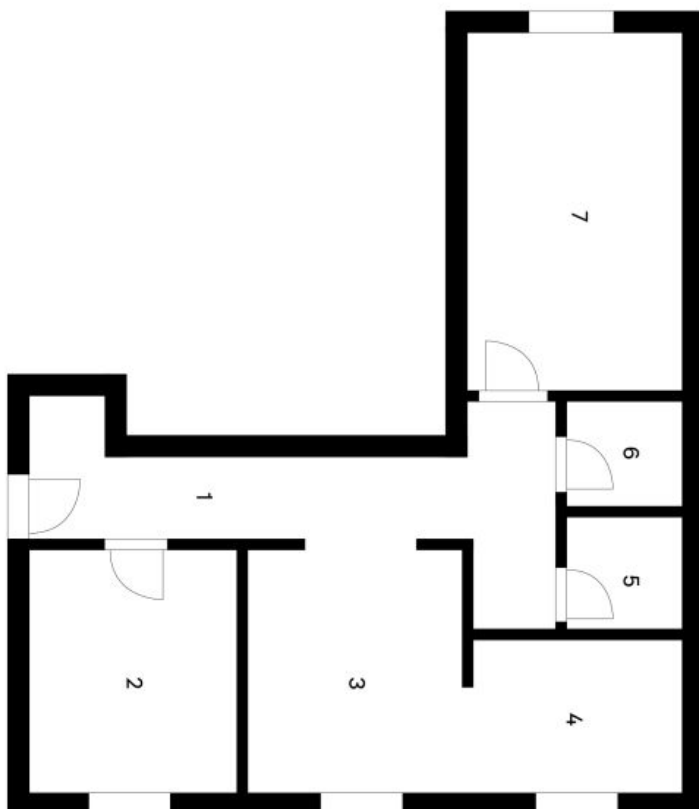
Byt 3+kk

1	Předsiň	12,5 m <sup>2</sup>
2	Ložnice	13,5 m <sup>2</sup>
3	Obývací pokoj	14,0 m <sup>2</sup>
4	Kuchyň	8,5 m <sup>2</sup>
5	Záchod	2,0 m <sup>2</sup>
6	Koupelna	3,0 m <sup>2</sup>
7	Ložnice	17,5 m <sup>2</sup>

### Užitková plocha

74,0 m<sup>2</sup>

Byt	71,0 m <sup>2</sup>
Sklep	3,0 m <sup>2</sup>



\* Plánek je pouze ilustrativní