



## Apartment Three-bedroom (4+kk)

€ 346 759 | CZK 8 799 000

85 m<sup>2</sup>, Chomutov, Kovářská, Kostelní





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Total area	94 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Front garden	62 m <sup>2</sup>
Parking	Two parking spaces
Cellar	-
PENB	A
Reference number	106127

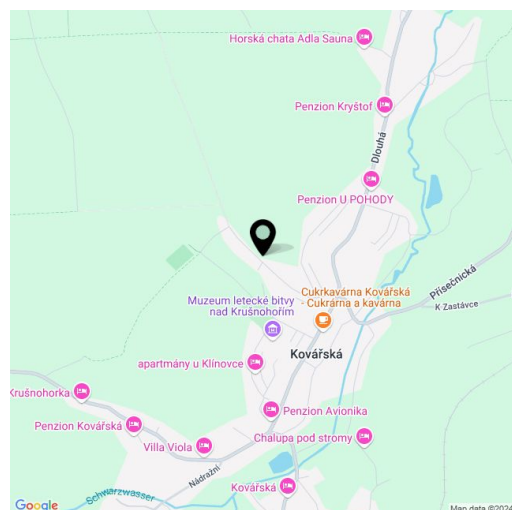
This spacious apartment with a front garden and a parking space is part of the new George residence, which was built near Klínovec in the Krušné Mountains. The stylish residence is approved, so it will be possible to enjoy the apartment already this winter season and the many well-maintained cross-country trails in the surrounding area. In the warmer months, you can use the hiking and cycling trails on both the Czech and German sides of the mountain range.

The residential unit located on the ground floor consists of a spacious living room with a preparation for a kitchen, 3 separate bedrooms, a bathroom (with a toilet, sink, and shower), a **walk-in wardrobe**, and a hall. The living room has access to a **loggia/covered terrace** and then to the **grassy front garden**.

Facilities include German Classen waterproof laminate floors, **Italian Marazzi tiles**, **triple-glazed** plastic windows, fireproof entrance doors, designer bathroom fittings and faucets, and central heating with an automatic wood pellet boiler. Thanks to the dark gable roof, the base made of **natural quartzite stone**, and the cladding made of **Siberian larch**, the building blends with the local environment, while modern technologies ensure **minimal energy costs**. There is a preparation for **sauna with a relaxation zone**, a **ski storage room**, a **children's playground**, and a **gazebo** with seating ideal for a communal barbecue attached to the residence. The apartment comes with an **outdoor parking space**.

The building stands on the edge of the **picturesque town of Kovářská**, next to a road with little traffic and at the same time **maintained all year round**. In the city center is a restaurant, a **cafe**, a grocery store, a post office, or a museum. A **bike path** passes right by the residence, and it is possible to connect to **nature trails** in no time. The Klínovec ski resort is less than a quarter of an hour away by car, the **German village of Fichtelberg** is also within easy reach, and the **beautiful landscape** also extends around the **Ohře River**. The drive from the outskirts of Prague takes about an hour and a quarter on the D7 highway, and Kovářská has good bus and train connections with the surrounding towns.

Floor area 85 m<sup>2</sup>, loggia 9 m<sup>2</sup>, front garden 61,5 m<sup>2</sup>.



\* 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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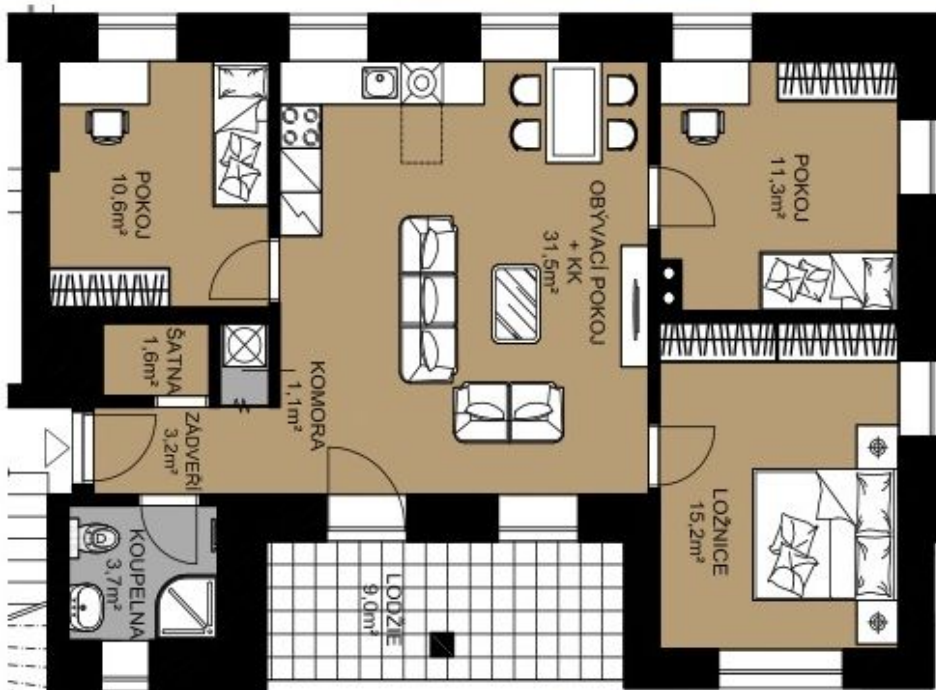


**REZIDENCE  
GEORGE**



**APARTMÁN Č. 1  
1. NP / 4+KK**

Obývací pokoj + KK	31,5m <sup>2</sup>
Ložnice	15,2m <sup>2</sup>
Pokoje 1	11,3m <sup>2</sup>
Pokoje 2	10,6m <sup>2</sup>
Koupelna	3,7m <sup>2</sup>
Lodžie	9,0m <sup>2</sup>
Šatna	1,6m <sup>2</sup>
Komora	1,1m <sup>2</sup>
Zádvěří	3,2m <sup>2</sup>
Předzahrada	60m <sup>2</sup>
<b>Celkem</b>	<b>147,2m<sup>2</sup></b>



Tento plán je pouze ilustrací. Vybavení a zařízení interiéru v plátech bytů není předem určené. Developer si vyhrazuje právo na změny.

## SCHEMA PODLAŽÍ



## JIŽNÍ POHLED

