



## Apartment Two-bedroom (3+kk)

€ 276 313 | CZK 6 999 000

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





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Total area	74 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	One parking space
Cellar	-
PENB	A
Reference number	106131

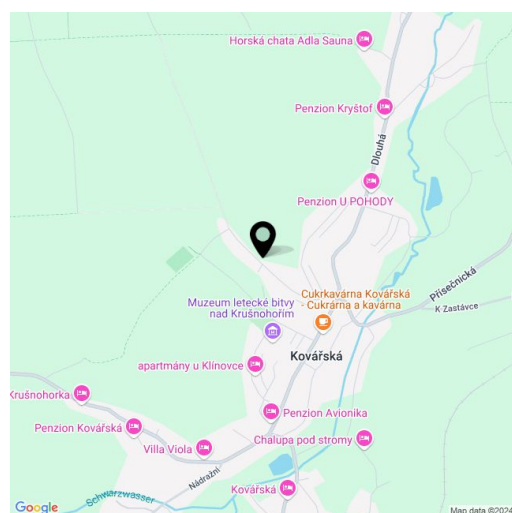
This apartment with a loggia and a parking space is located on the 1st floor of the new George residence, which was built near Klínovec in the Krušné Mountains. The residence is completed, so it will be possible to enjoy the apartment already this winter season. There are many well-maintained cross-country trails in the area, and, outside the winter season, hiking and cycling trails are available on both the Czech and German sides of the mountain range.

The residential unit consists of a spacious living room with access to the loggia and a preparation for a kitchen, 2 separate bedrooms, a bathroom (with a toilet, sink, and shower), a walk-in wardrobe, and a hall.

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 cladding made of **Siberian larch**, the building blends with the local environment, while modern technologies ensure **minimal energy costs**. There is 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, and the **German village of Fichtelberg** is also within easy reach. The **Poohří** landscape also offers many possibilities for wonderful trips. 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 64 m<sup>2</sup>, loggia 9.8 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. 5  
2. NP / 3+KK**

Obývací pokoj + KK	25,7m <sup>2</sup>
Ložnice	10,6m <sup>2</sup>
Pokoj	8,9m <sup>2</sup>
Koupelna	3,7m <sup>2</sup>
Ložžie	9,8m <sup>2</sup>
Šatna	1,5m <sup>2</sup>
Zádvěří	8,6m <sup>2</sup>
<b>Celkem</b>	<b>68,8m<sup>2</sup></b>



Tento plán je pouze ilustrační. Vybavení zařízení interiéru v plánoch bytů není předemkem dodávky. Developer si vyhrazuje právo na změnu.

