



Apartment Two-bedroom (3+kk)

Sold

138 m², Česká Lípa, Doksy, Staré Splavy





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Total area	238 m ²
Floor area*	138 m ²
Terrace	100 m ²
Parking	1 parking space on the plot
Cellar	-
PENB	B
Reference number	22626

Set in the beautiful area of Mácha Lake, this exclusive new apartment with a generous terrace and stunning views is situated on the 1st floor of a new building with a historic front facade. A minimalist modern extension with glass walls was added to the original villa Annahof, which was built in the 1920's in the romantic Art Deco style.

The flat offers a spacious living room with dining area and kitchen, 2 bedrooms, 2 bathrooms, a separate toilet, walk-in closet, balcony and terrace. The kitchen can be easily separated from the lounge. The apartment can be accessed directly from the private parking lot (barrier-free).

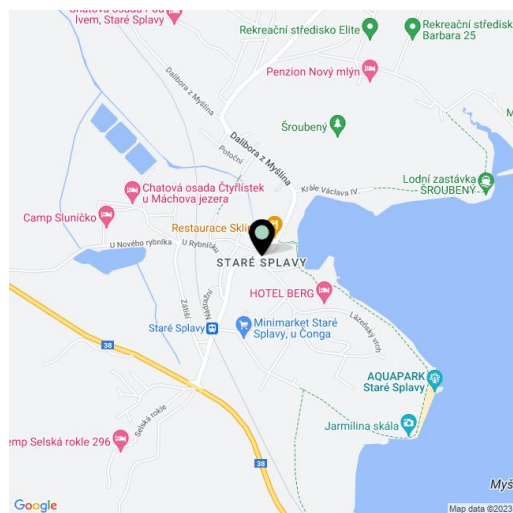
The apartment is offered for sale in the state of **white walls**, i.e. before completion of the final surfaces and fixtures, such as floors, tiles or bathroom. There is a possibility of completion by the investor according to the new owner's taste for an appropriate cost – standards include, for example, Empirii Wood triple-layer parquet floors suitable for underfloor heating, Villeroy & Boch ceramic glazed tiles, Reynaers **large-format aluminum sliding windows**, wooden replicas of original windows and Velux skylights, electrically operated roller blinds on the southern side, solid wood interior doors, bathroom fixtures from global brands, warm water underfloor heating and Rehau wall heaters (central boiler room with Viessmann boiler in the house), preparation for a gas fireplace in the lounge and for a jacuzzi and sun awnings on the terrace. Kitchen / furniture - not part of the standard equipment.

High security level provided by Jablotron electronic security and surveillance system with connection to ARC, intercom, fire detectors, building and apartment entry doors in the highest safety class by the Next brand.

The purchase price includes **one paved parking space** on the property. Option to buy a cellar.

This unique project emerged as a complete reconstruction of the original historic villa - preserving only three perimeter walls and combining elements of Art Deco, Cubism and Functionalism. All interior constructions, as well as the modern, architecturally pure extension on the side facing the lake, are completely new. The house has an elevator and a **spa with SAUNATOP sauna**, dressing room and lounge. **Direct access to the lake** is a big advantage of this residence.

The house is situated on an elevated place in the first line of the lake, in the spa area of elegant, luxury villas. All infrastructure is at your fingertips, including restaurants, bars, a spa and indoor and outdoor pools in neighboring 4 * hotels. In the surroundings you can find a yacht club, modern water park and countless possibilities of sports and relaxation. Easy one hour, ten minute ride from Prague via the highway to Mladá Boleslav, or through the romantic Kokořínsko area.



* 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.

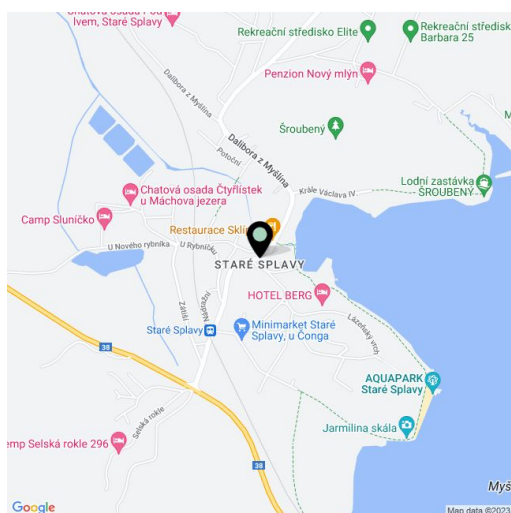


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Estimated price for the completion of the investor CZK 423 000.
Interior 137.7 m², terrace 94.5 m², balcony 5.1 m²



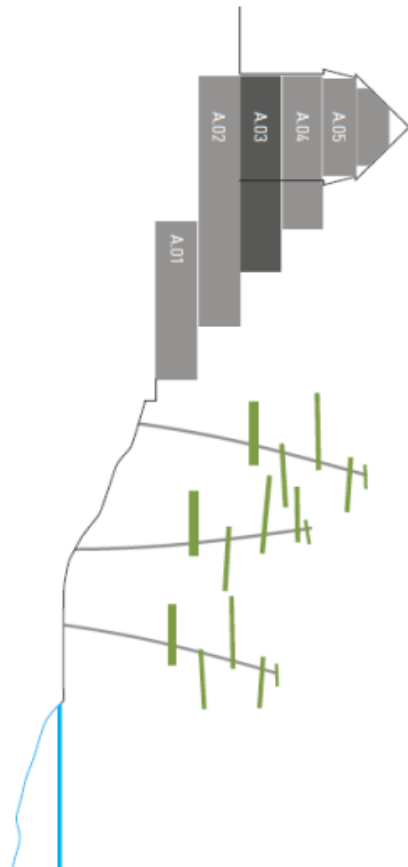
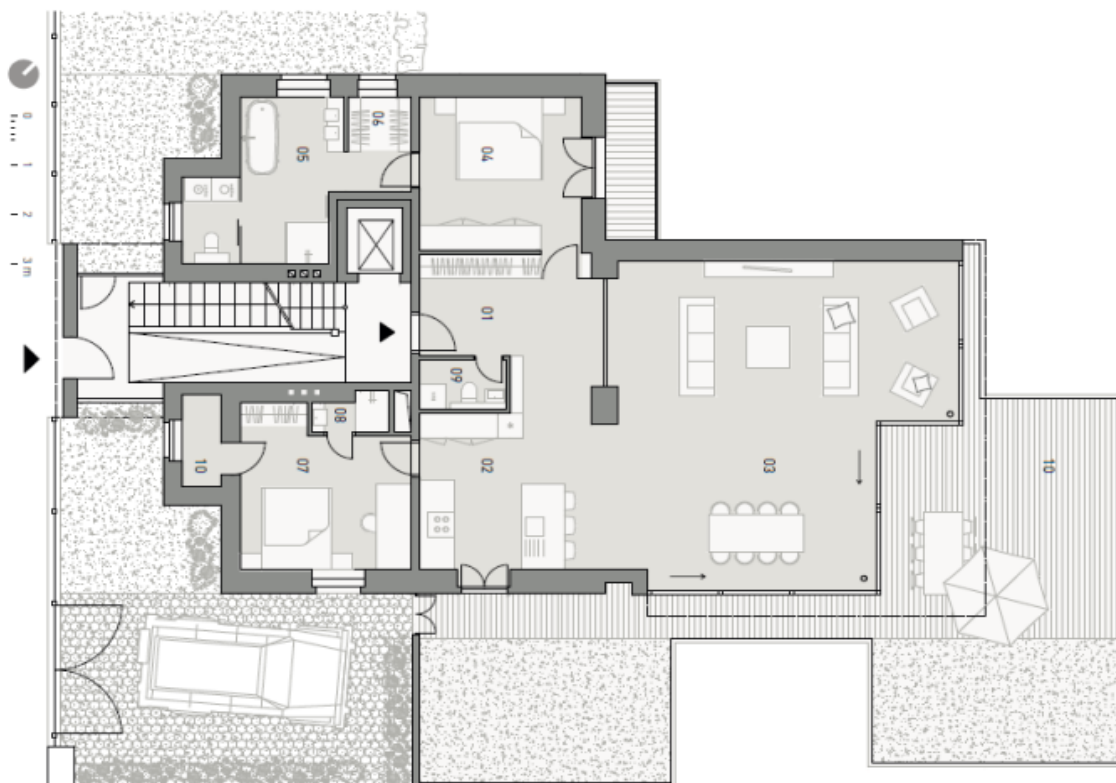
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01 vstupní hala	5 m ²
02 kuchyně	22 m ²
03 obytný prostor	59 m ²
04 ložnice	16 m ²
05 koupelna	12 m ²
06 šatna	3 m ²
07 ložnice pro hosty	16 m ²
08 koupelna	1,5 m ²
09 WC	2,5 m ²
10 terasy	90 m ²

Apartment A.03
plocha 137 m² + 90 m²