



## Apartment Two-bedroom (3+kk)

Sold

157 m<sup>2</sup>, Česká Lípa, Doksy, Staré Splavy





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Total area	201 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Parking	Possibility to purchase an on-site parking space
Garage	Yes
Cellar	-
PENB	G
Reference number	22677

**Set in the beautiful area of Mácha Lake, this exclusive new duplex with a generous terrace and stunning views is situated on the 2nd and 3rd floors 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 lower level of the flat offers a living room with dining area and kitchen, playroom, bathroom, separate toilet, hall, terrace and 2 balconies. The upper floor consists of 2 bedrooms, 2 bathrooms, balcony and gallery. The lower floor is wheelchair accessible.

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.

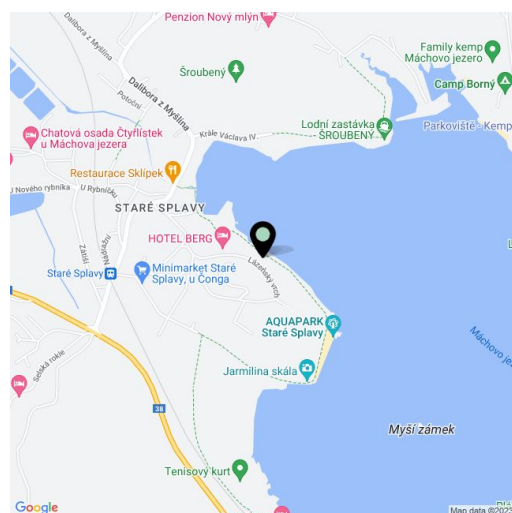
**High security level** provided by Jablotron electronic security and surveillance system with connection to ARC, intercom, fire detectors, building and apartment entry doors in the highest safety class by the Next brand.

Option to buy a **paved outdoor parking space** and 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.

Estimated price for the completion of the investor CZK 493 000.



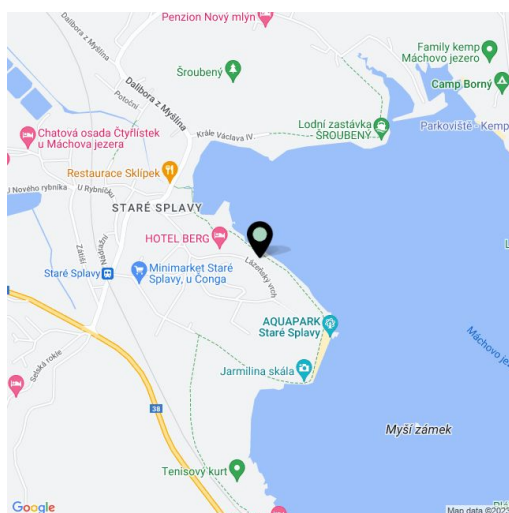
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Interior 157 m<sup>2</sup>, terrace 34 m<sup>2</sup>, balconies 10 m<sup>2</sup>.

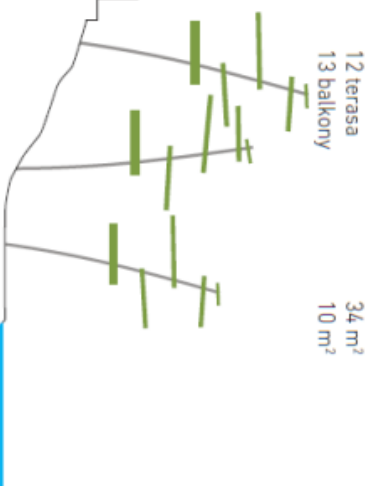
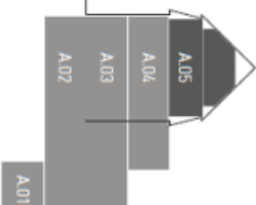
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**Apartment A.05**  
plocha 157 m<sup>2</sup> + 44 m<sup>2</sup>

01 vstupní hala	11 m <sup>2</sup>
02 kuchyně	16 m <sup>2</sup>
03 obytný prostor	32 m <sup>2</sup>
04 herna	18 m <sup>2</sup>
05 koupelna	9 m <sup>2</sup>
06 toaleta	1,5 m <sup>2</sup>
07 schodiště	12 m <sup>2</sup>
08 ložnice	16 m <sup>2</sup>
09 koupelna	21 m <sup>2</sup>
10 ložnice pro hosty	15 m <sup>2</sup>
11 koupelna	5,5 m <sup>2</sup>
12 terasa	34 m <sup>2</sup>
13 balkony	10 m <sup>2</sup>