



Apartment One-bedroom (2+kk)

Sold

67 m², Česká Lípa, Doksy, Staré Splavy





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Total area	85 m ²
Floor area*	67 m ²
Terrace	18 m ²
Parking	Paved outdoor parking space at extra cost
Garage	Yes
Cellar	-
PENB	B
Reference number	22686

Set in the beautiful area of Mácha Lake, this exclusive new apartment with a lovely 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 a romantic Art Deco style.

The flat offers a living room with kitchen, dining area and terrace access, a bedroom, bathroom, hall with walk-in wardrobe, and a green atrium. The apartment is offered for sale in the state of **white walls**, ie. 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 of 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.

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

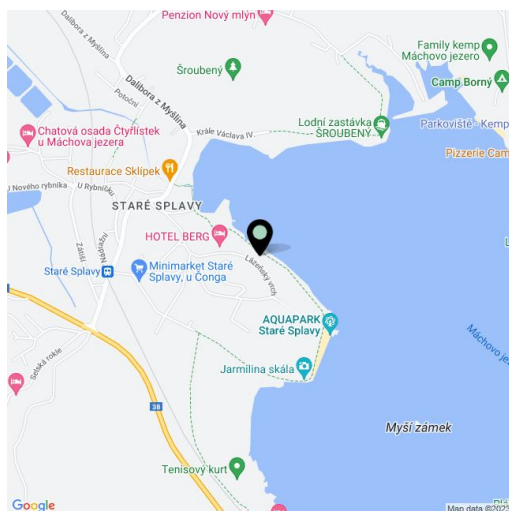
Option to buy a **paved outdoor parking space** and a **cellar**, choosing from various sizes.

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 construction, 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. Also **direct access to the lake** is a big advantage.

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 a selection of restaurants, bars, spa and indoor and outdoor pools in neighboring 4 * hotels. In the surroundings you can find a yacht club, a 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 Kokořinsko area.

Estimated price for completion by the investor CZK 199 000.

Interior 67 m², terrace 12 m², atrium 6 m²



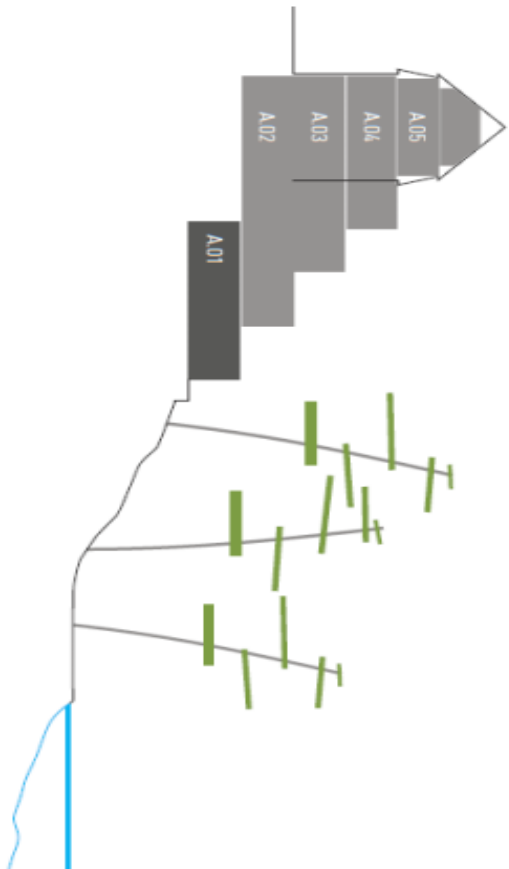
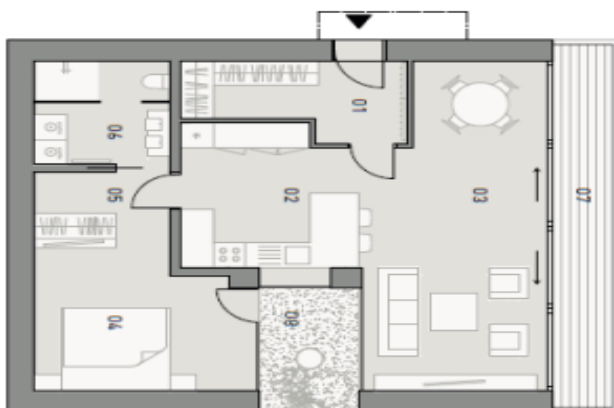
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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01 zádverí se šatnou	7 m ²
02 kuchyně	11 m ²
03 obytňový prostor	26 m ²
04 ložnice	13 m ²
05 šatna	4 m ²
06 koupelňa	6 m ²
07 terasa	12 m ²
08 atrium	6 m ²

plocha 67 m² + 18 m²

Apartment A.01