



Apartment Two-bedroom (3+1)

Sold

104 m², Liberec, Gutenbergova





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Total area	108 m ²
Floor area*	104 m ²
Loggia	4 m ²
Parking	-
Cellar	Yes
Service price	5 300 CZK monthly
PENB	G
Reference number	38271

This airy classic apartment with a loggia and a view of Ještěd, the Liberec chateau and the surrounding parks is part of a house from the 1930s, standing in the historic center of Liberec. The attractive address is located near the dam and at the same time within easy reach of all services.

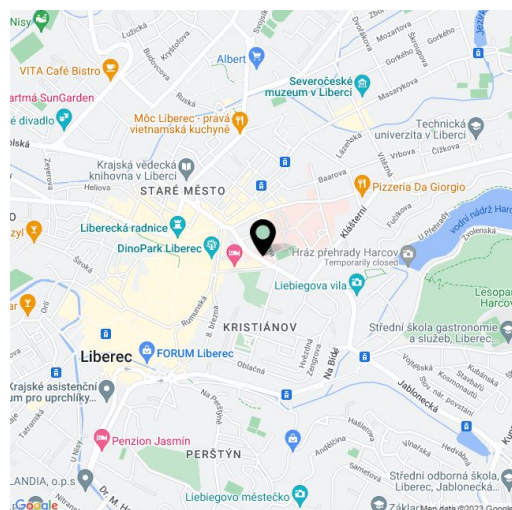
The current layout of the apartment on the 3rd floor consists of 3 large rooms, 1 of which has a **balcony**, a kitchen, a bathroom (with **whirlpool tub**), a separate toilet, a spacious entrance hall and a pantry. The area offers variability of the layout solution. All rooms face the cul-de-sac residential area by **Clam-Gallas Park**.

The apartment and the house **have been reconstructed** (electricity, heating and risers). Facilities include new plastic windows, **varnished parquet floors**, large-format tiles in the hallway. The house has a **modern elevator** and renovated common areas, the repair of the facade is in preparation. Heating is provided by a new gas boiler room in the house. The unit comes with a **cellar**, residents can use a common **roof terrace** and 2 spacious attic rooms. The entrance to the house is from Jablonecká and Gutenbergova streets, you can park in the zone for residents.

Attractive location near the **castle park**, within walking distance of shopping centers, kindergartens and elementary schools, technical university, the **F. X. Šalda Theater** or regional hospitals. Not far from the house is the **Králův Háj forest park** and a **dam with a beach**. It is close to bike trails and hiking paths. There is a tram and bus stop near the house.

Interior 104.4 m², loggia 4 m², cellar.

In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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.