



## Apartment Two-bedroom (3+kk)

Sold

108 m<sup>2</sup>, Liberec, Svobody





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Total area	113 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	38429

We have been exclusively retained to sell this unique apartment, completely furnished and designed by the ID-arch studio and located in a modern villa set in a traditional, quiet residential part of Kristiánov in Liberec. Ideal for mountain lovers who also need the comfort of city living that comfort to current housing requirements.

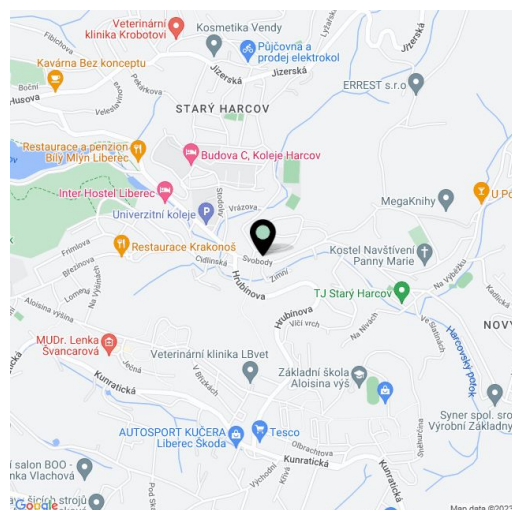
The layout consists of a living room connected to the kitchen, a dining room, and a **loggia** overlooking the **greenery**, 2 bedrooms (one of them with access to a **60-meter terrace**), a hallway with built-in wardrobes, a bathroom (with a bathtub, shower, double sink, toilet, and urinal), a separate toilet, a utility room with a washing machine, and a hall.

In the interior, decorated in a muted color palette, emphasis was placed on **natural materials**, wood, and glass. The threshold-free floor is made of **bleached oak**. The windows, some floor-to-ceiling, face east and southeast. Facilities include custom-made furniture and the unit comes with a large cellar, a **garage parking space**, and a **garden with a terrace**. Heating and hot water are provided by a gas boiler. Built in 2012, the apartment house consists of only 10 residential units.

A perfect location for anyone who likes to go cross-country skiing, cycling, or hiking in the mountains. All civic amenities are nearby—a kindergarten located in a unique villa, an elementary school, and the TUL university campus, a hospital, a grocery store, or a sports hall. The immediate vicinity offers many outdoor activities. **Forest parks** are a short walk from the building, there is a **dam with a beach**, a **zoo**, and a **botanical garden**. Bike paths pass right by the building and **hiking trails** are easy to access. Other parts of the city can be reached by bus.

Interior 107.79 m<sup>2</sup>, loggia 5 m<sup>2</sup>, garden 59 m<sup>2</sup>, cellar 14.18 m<sup>2</sup>.

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.



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