



Apartment Two-bedroom (3+kk)

Sold

108 m², Liberec, Svobody





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Total area	113 m²
Floor area*	108 m²
Loggia	5 m²
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 palate, 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 tails** are easy to access. Other parts of the city can be reached by bus.

Interior 107.79 m², loggia 5 m², garden 59 m², cellar 14.18 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.

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



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