



248 m<sup>2</sup>

Lázně Libverda, Liberec, Liberec Region

27 980 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	JCH1	Price	27 980 000 CZK Price including sauna and partial equipment.
Address	Lázně Libverda, Liberec, Liberec Region	Type	Houses
Category	Family House	Usable area	248 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 625 m <sup>2</sup>
Built up area	160 m <sup>2</sup>	Low energy	Yes
Energy performance of the building	A - Extremely economical	Number of floors	2
Device	No	Parking	4
Terrace	65 m <sup>2</sup>	Lift	No

## About real estate

Jizerské Chalety is a new mountain project of modern luxury chalets in a charming location in the Frýdlant region, in Lázně Libverda, 20 km from Ještěd, 10 km from the Jizera Highway. The chalets stand on their own spacious plot on the southern slope with a view of the opposite massif of the Jizera Mountains.

Currently, you can see the first two of them and enjoy their atmosphere.

This chalet (chalet+ type) of 6+ bedrooms is situated at the upper end of the grounds with smooth access from the upper electrically operated entrance gate. It has a total surface area of 248 m<sup>2</sup> and includes a sauna with relaxation room and an equipped kitchen with dining room. Surrounding the house is a terrace of 64,8 m<sup>2</sup> made of granite blocks. The 1625 m<sup>2</sup> plot is sloping and the garden part will be planted with permanent vegetation. The elevated position of the house on the project area allows a spectacular view of the Jizera Mountains ridges.

On the ground floor of the chalet there is a vestibule, utility room, garden storage, bathroom, and most importantly a spacious glass-walled living room with views and a luxurious sauna with relaxation room. Upstairs there are 4 bedrooms, a study (43,8 m<sup>2</sup>) and an upper bathroom. At the house there is parking for four cars.

The architectural design respects the character of the mountain development, leaving the building with the appearance of a country house, but at the same time combining it with modern elements. The southern moderately sloping grounds of the chalets are landscaped and tastefully fenced with an alpine-style fence made of granite and treated brushed spruce. Due to the sloping nature, part of the garden will be used as an ornamental area and planted with perennials, further enhancing the privacy of each house.

Characterized by high quality construction and interior standards made of natural materials (granite, stone, wood, brick) that will provide the most pleasant home background. Technology and intelligent management will give you the everyday comfort you are used to. LOXONE smart control, el. Controlled outdoor blinds, heat pump air water. Each chalet includes a designer sauna and a stylish kitchen from the proven German manufacturer Schüller and a dining room with original solid wood table. The house is built of Porotherm Eko+Profi and insulated with external thermal insulation UNI 50/80 and sprayed polyurethane insulation foam. The windows are aluminium with triple glazing with electric blinds. Heating by heat pump Stiebel Eltron air - water and additional fireplace. Heat distribution by floor heating. The houses are connected to the municipal water and sewerage system. The façade is made of brushed spruce cladding.

The location of Lázně Libverda is far enough away for you to live and contemplate in peace, and at the same time close enough for you to comfortably reach this house for shopping and entertainment - 20 minutes to Liberec, 20 km to Ještěd, 10 km to the Jizera Highway, 100 km to Prague.

The order	Layout	Usable area	Terrace / Balcony / Loggia	Land	Price
JCH1	5 and more rooms	248 m <sup>2</sup>	65 m <sup>2</sup> / No / No	1 625 m <sup>2</sup>	27 980 000 CZK
JCH2	5 and more rooms	248 m <sup>2</sup>	65 m <sup>2</sup> / No / No	1 614 m <sup>2</sup>	23 800 000 CZK
JCH3	5 and more rooms	203 m <sup>2</sup>	28 m <sup>2</sup> / No / No	1 600 m <sup>2</sup>	19 800 000 CZK
JCH4	5 and more rooms	203 m <sup>2</sup>	28 m <sup>2</sup> / No / No	1 600 m <sup>2</sup>	23 980 000 CZK