



🏠 248 m<sup>2</sup> 📄 Lázně Libverda, Liberec, Liberec Region 💰 31 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>JCH-2</b>	Price	<b>31 800 000 CZK</b>
Address	<b>Lázně Libverda, Liberec, Liberec Region</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>248 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 614 m<sup>2</sup></b>
Built up area	<b>160 m<sup>2</sup></b>	Low energy	<b>Yes</b>
Energy performance of the building	<b>A - Extremely economical</b>	Number of floors	<b>2</b>
Device	<b>No</b>	Parking	<b>4</b>
Terrace	<b>65 m<sup>2</sup></b>	Lift	<b>No</b>

## 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
JCH-1	5 and more rooms	248 m <sup>2</sup>	65 m <sup>2</sup> / No / No	1 625 m <sup>2</sup>	29 800 000 CZK
JCH-2	5 and more rooms	248 m <sup>2</sup>	65 m <sup>2</sup> / No / No	1 614 m <sup>2</sup>	31 800 000 CZK
JCH-3	5 and more rooms	203 m <sup>2</sup>	28 m <sup>2</sup> / No / No	1 600 m <sup>2</sup>	24 900 000 CZK
JCH-4	5 and more rooms	203 m <sup>2</sup>	28 m <sup>2</sup> / No / No	1 600 m <sup>2</sup>	26 500 000 CZK