Luxent | Exclusive Properties

203 m² | Lázně Libverda, Liberec, Liberec Region | 19 800 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**JCH3**	Price	**19 800 000 CZK Price for chalet in the state of completion "white walls"**
Address	**Lázně Libverda, Liberec, Liberec Region**	Type	**Houses**
Category	**Family House**	Usable area	**203 m²**
Number of rooms	**5 and more rooms**	Land area	**1 600 m²**
Built up area	**149 m²**	Low energy	**Yes**
Energy performance of the building	**A - Extremely economical**	Number of floors	**2**
Device	**No**	Parking	**2**
Terrace	**28 m²**	Lift	**No**

About real estate

Jizerska Chalets is a new mountain project of modern luxury chalets in a mountain style in a charming natural 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. From the unusual side. A sample house is already available for viewing.

The offered chalet of 6+kk stands on a plot of 1600 m². Its total usable area is 203 m² (215.3 m² according to government regulations) and is sold in "white walls" condition (without interior finishing of floors and bathrooms, luxury sauna room in preparation). Around the house a terrace of 28 m² made of granite blocks is projected. On the ground floor of the chalet there is a vestibule, utility room, storage room, bathroom, room, but mainly a spacious glazed living room with views of the garden and the green surroundings (56,6 m²). On the first floor there are 4 bedrooms and a second upper bathroom. At the house there will be space for parking two cars in style on granite blocks.

The luxurious mountain architecture is inspired by the tradition of mountain building, preserving the look of a country house while sensitively incorporating modern elements. The grounds of the chalet will be landscaped and fenced with an alpine-style fence (granite and top-treated brushed spruce).

High quality natural materials (granite, stone, wood, brick) will be used in the construction, providing the most pleasant home background. The house is built of Porotherm Eko+Profi and insulated with external thermal insulation UNI 50/80 and sprayed polyurethane insulation foam. The windows will be aluminium with triple glazing with electric blinds. All preparations for technology and smart management will be included to provide the pleasant everyday living comfort you are used to. In preparation is a smart home LOXONE with el. control of outdoor blinds. In the cottage there is a separate glazed design space for the sauna (including all preparations for its installation). Interior finishes can be ordered from the developer including a stylish kitchen from the proven German manufacturer Schüller with a dining room with original solid wood table. A sample house to these standards has been completed and can be viewed.

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 Jested, 10 km to the Jizera Highway, 100 km to Prague. You can swim in Lake Kristýna at the tripoint of the Czech, Polish and German borders (e.g. nearby Sklářská Poruba or Gerlitz in Germany). You can eat in style in the surrounding towns, including the Polish and German sides. The spa treatments or the colonnade of the Libverda Spa can be reached after a pleasant 200 m walk.

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