



🏠 248 m² 📄 Lázně Libverda, Liberec, Liberec Region 💰 23 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Šárka Tichá

PROJECT MANAGER

sarka.ticha@luxent.cz

+420 734 445 445

Order number	JCH-2	Price	23 800 000 CZK Price for the state of completion "white walls"
Address	Lázně Libverda, Liberec, Liberec Region	Type	Houses
Category	Family House	Usable area	248 m²
Number of rooms	5 and more rooms	Land area	1 614 m²
Built up area	160 m²	Low energy	Yes
Energy performance of the building	A - Extremely economical	Number of floors	2
Device	No	Parking	4
Terrace	65 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 1614 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.

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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.

Heating will be provided by a 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. Rainwater retention tank - 10 m³.

The order	Layout	Usable area	Terrace / Balcony / Loggia	Land	Price
JCH-1	5 and more rooms	248 m ²	65 m ² / No / No	1 625 m ²	27 980 000 CZK
JCH-2	5 and more rooms	248 m ²	65 m ² / No / No	1 614 m ²	23 800 000 CZK
JCH-3	5 and more rooms	203 m ²	28 m ² / No / No	1 600 m ²	19 800 000 CZK
JCH-4	5 and more rooms	203 m ²	28 m ² / No / No	1 600 m ²	23 980 000 CZK