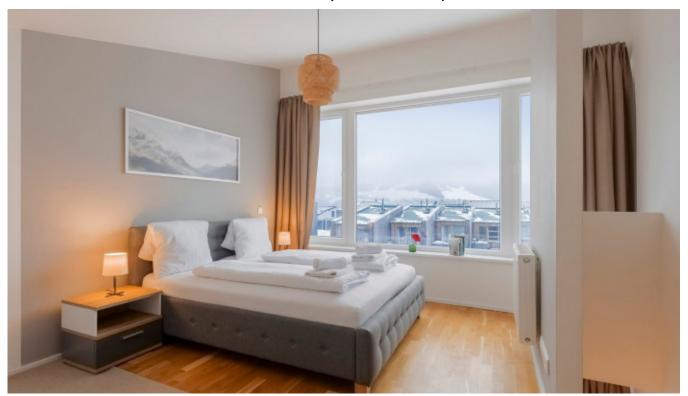
HOME REAL ESTATE

# Sale flat 2+kk, 40 m2, Loučná









Home Real Estate is pleased to offer a new, fully furnished loft apartment (2+kk) with a total area of 40 m<sup>2</sup>, situated on the 3rd and 4th floors of the exclusive Klínovecké Louky project. This modern duplex is ideal for personal use or as a high-potential investment.

## **Apartment Features:**

- Open-plan living room with fully equipped kitchenette, including Nespresso capsule coffee machine
- Loft bedroom with a 160 x 200 cm double bed
- Living room includes a 140 x 200 cm sofa bed, suitable for guests
- Bathroom with shower and WC
- Two private balconies (3.9 m<sup>2</sup> and 4.6 m<sup>2</sup>), accessible from both the living room and bedroom
- Storage space in the hallway
- Parking space included
- TV with Netflix connectivity and Wi-Fi included

## About the Project:

Klínovecké Louky continues the modern residential complex in Loučná pod Klínovcem. The architecture preserves the original style, enhanced with modern materials and technologies, offering optimized layouts and spacious interiors.

#### Apartments feature:

- Layered wooden flooring
- Ceramic tiles in bathrooms and toilets
- Wooden decking on balconies
- Plastic windows with double-glass insulation
- Individual electric boiler heating with thermostatic radiators

## Location & Amenities:

- Close to Klínovec and Oberwiesenthal ski resorts, with 47 km of ski slopes, gondolas, chairlifts, and ski lifts
- Free ski bus connecting the resorts
- Summer activities include Europe's longest flow trails, cycling paths, hiking trails, and local attractions
- UNESCO-listed Ore Mountains, offering unique natural and cultural experiences

#### **Investment Potential:**

Easily accessible - less than 90 minutes by car from Prague or Plzeň

Property management by BERG INVEST, allowing rental when not in personal use.

Enjoy the charm of the Ore Mountains and discover your new home or investment opportunity at Klínovecké Louky.

For more information or to arrange a viewing, please contact the real estate agent or fill out the form below. Viewings available by appointment.

| ID        | <u>36620</u>                          | Price per m <sup>2</sup> | 136 500 Kč       |
|-----------|---------------------------------------|--------------------------|------------------|
| Price     | 5 460 000 Kč                          | Offer                    | Sale             |
| Group     | 2+kk                                  | Furnished                | Furnished        |
| Ownership | Personal                              | Usable area              | $40 \text{ m}^2$ |
| Balcony   | Balcony                               | Floor                    | 2 - Floor        |
| City      | <u>Loučná pod</u><br><u>Klínovcem</u> | District                 | <u>Loučná</u>    |
| Status    | On sale                               |                          |                  |