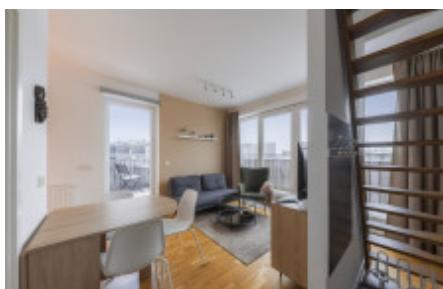


Sale flat 2+kk, 40 m², Loučná



Home Real Estate is offering for sale a new, fully furnished loft apartment in the exclusive new development Klínovecké Louky completed in 2022.

This elegant duplex unit with a layout of 2+kk and a floor area of 40 m² is situated on the 3rd and 4th floors. It is ideal both for personal use and as an investment opportunity.

This modern apartment provides comfort and space for 3-4 people. The flat features two private balconies measuring 3.9 m² and 4.6 m².

The property is also highly suitable for short-term rentals via Airbnb or Booking due to the high visitor numbers of the modern ski resort. The residential complex is located in immediate proximity to the ski slopes of the Klínovec Ski Area — approximately a 3-minute walk from the cable car.

Included in the price:

- complete furnishings as shown in the photos
- parking space in front of the house

Layout:

- entrance hall with storage space
- bathroom with shower, toilet, and washbasin
- living room with access to both balconies, offering a beautiful view and plenty of natural light
- partially separated kitchen area with dining zone (the kitchen is fully equipped with appliances)
- upstairs bedroom with double bed and large wardrobe, featuring a stunning view of the snowy mountains

The Klínovecké Louky project follows on from the existing complex of modern houses in Loučná pod Klínovcem. Its architecture is based on the original design, which has been reworked using new materials and technologies to improve layout and increase space. The new houses maintain a clean, minimalist style with exceptional views of the Ore Mountain peaks and valleys.

All houses and apartments feature layered wooden floors, ceramic tiles in bathrooms and toilets, wooden decking on balconies, and plastic windows with double glazing. Each apartment has its own electric boiler heating system and steel radiators with thermostatic valves. Klínovecké Louky is located near the most modern winter sports resorts—Klínovec and Oberwiesenthal—with cross-country trails literally right behind the building.

Advantages:

- TV with Netflix connection and Wi-Fi
- 2× balconies (3.9 m² and 4.6 m²)
- 1× parking space
- full equipment included
- closed and secured Klínovecké Louky complex
- ready to move in immediately

Living in the Ore Mountains is a great investment opportunity.

The location is easily accessible—less than 90 minutes by car from Prague or Plzeň. Enjoy cycling, hiking, and spa towns all year round.

Discounted price: CZK 5,190,000 including legal services and agency commission.

Included in the price:

- complete furnishings as shown in the photos
- parking space in front of the house

A great family investment in an active lifestyle and regular exposure of children to nature!

The area offers a total of 47 kilometres of ski slopes, a cable car, seven chair lifts, and fifteen drag lifts. A shuttle bus between the resorts is free of charge.

In summer, you can enjoy rides on the longest flow trails in Europe. There are cycling paths, hiking trails, and many interesting places to explore.

The Ore Mountains, listed as a UNESCO World Heritage Site, offer a unique natural and historical atmosphere. (skiing, snowboarding, hiking, cycling, mushroom picking)

For more information and to arrange a viewing, please contact the broker or fill in the form below. Enjoy the magic of the Ore Mountains and discover your new home or investment opportunity at Klínovecké Louky.

ID	<u>36796</u>	Price per m ²	129 750 Kč
Price	5 190 000 Kč	Offer	Sale
Group	2+kk	Furnished	Furnished
Ownership	Personal	Usable area	40 m ²
Balcony	Balcony	Floor	2 - Floor
City	<u>Loučná pod Klínovcem</u>	District	<u>Loučná</u>
Status	On sale		