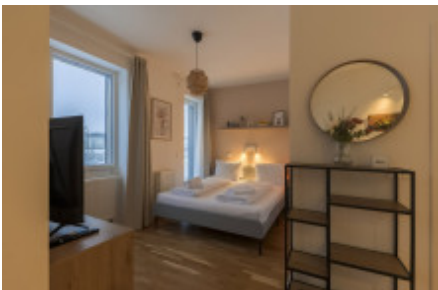


**HOME
REAL
ESTATE**

Sale flat 1+kk, 28 m2, Loučná



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

This spacious studio apartment with a total area of 28.3 m² is located on the 1st floor and is ideal both for personal use and as an investment opportunity.

This modern apartment provides comfort and space for 2-3 people.

The flat features a private 13 m² terrace, which can be enclosed to create additional outdoor space for family gatherings in the summer.

The property is also highly suitable for short-term rentals via Airbnb or Booking, thanks to the high visitor numbers of the modern ski resort. The residential complex is situated 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 and room for an additional built-in wardrobe
- bathroom with shower, toilet and washbasin
- living area with a recess for a double bed (180 × 200 cm) and access to the terrace
- partially separated kitchenette with dining area (the kitchen is fully equipped with appliances) and access to the terrace

The Klínovecké Louky project follows 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 the layout and enlarge the living space. The new buildings maintain a clean, minimalist style with unparalleled views of the Ore Mountain peaks and valleys.

All houses and apartments are equipped with 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 complex.

Advantages:

- TV with Netflix connection and Wi-Fi
- 1 × terrace of 13 m²
- 1 × parking space
- fully furnished
- secured and enclosed 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 3,490,000 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 perfect family investment in an active lifestyle and regular contact of children with 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 routes, 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	36797	Price per m ²	124 643 Kč
Price	3 490 000 Kč	Offer	Sale
Group	1+kk	Furnished	Furnished
Ownership	Personal	Usable area	28 m ²
Floor	1 - Floor	City	Loučná pod Klínovcem
District	Loučná	Status	On sale