



Apartment Two-bedroom (3+kk)

Sold

108.2 m², Klatovy, Kašperské Hory, Náměstí





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| | |
|------------------|-----------------------|
| Total area | 108 m ² |
| Front garden | 60 m ² |
| Parking | Outdoor parking space |
| Cellar | 4 m ² |
| PENB | C |
| Reference number | 101481 |

This new, spacious and stylish apartment with a front garden is in the unique Bílá Růže Residence, which is currently being built in the urban conservation reserve of the picturesque town of Kašperské Hory, nestled in the beautiful landscape near Šumava National Park. The expected completion date is in Q1/2025.

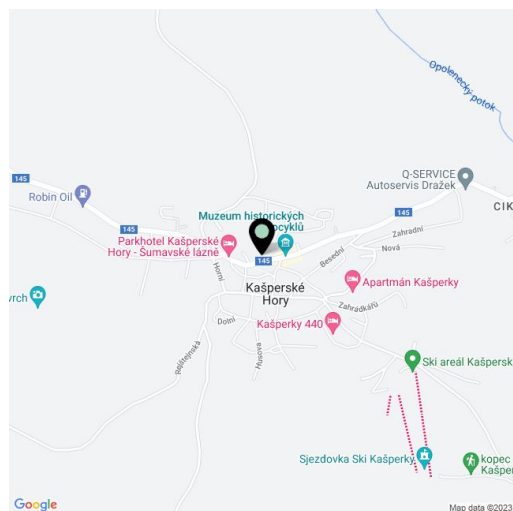
The generously apportioned layout consists of an almost **60-meter living space** with a preparation for a kitchen and access to the **garden terrace**, two bedrooms, a bathroom (with a shower and toilet), and a spacious entrance hall.

The **high-quality facilities** include custom-made, hand-made replicas of entrance and interior doors and casement windows made of spruce wood, Cobra Alt-Wien period hardware (antique brass), vinyl floors in a rustic oak decor, stylish sanitary ware and period faucets (bronze), a retro heated towel rail, **Hager Rosenthal porcelain switches and sockets**, an audio intercom, and a Softlink energy consumption measurement system checkable online 24/365. A central heat pipe provides heating with an **ecological heat source from biomass**; heating will be controlled remotely. The apartment includes **a cellar and an outdoor parking space** (right by the entrance to the front garden). Residents can sit by the **grill or in a romantic gazebo** in the common enclosed **garden scented with lavender and roses**.

The residence is located in the very center of the town, and so shops and restaurants are within easy reach. **A cafe with a roastery and a bakery** will operate right inside Bílá Růže. There is a small **ski slope** nearby with evening hours, and wider skiing opportunities are available in the nearby skiing towns of **Zadov, Churáňov, Velký Javor, or Hochficht in Austria**. There is also a dense network of **bike paths and hiking trails**. **Fairs** take place on the square and theatrical performances in the courtyard of **Kašperk Castle**; you can visit the summer cinema or enjoy organ concerts in the **Church of St. Nicholas**. The place is easily accessible; buses provide connections with nearby Sušice. The drive by car from Prague will be even shorter and easier after the completion of the D4 highway.

Floor area 108,2 m², garden 59.6 m², cellar 4,3 m².

For more information, please visit the project website www.rezidencebilaruze.cz.



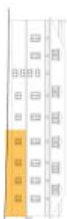
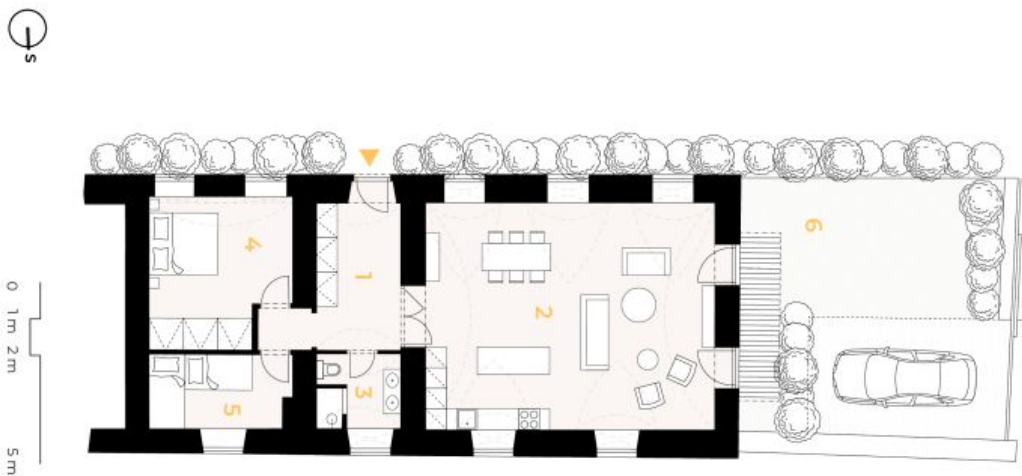
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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*Projekt Rezidence Bílá Ruže si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přileh a vnitřních nosných stěn dle výškového náčrtu 3/66/2013 Sp.

BÍLÁ RŮŽE
REZIDENCE

Byt 1

Dispozice 3+KK
Podlaží 1. NP

| | | |
|---|-------------------------|----------|
| 1 | Vstupní hala | 12,80 m² |
| 2 | Obývací pokoj s kuchyní | 55,60 m² |
| 3 | Koupelna s WC | 5,30 m² |
| 4 | Ložnice | 15,90 m² |
| 5 | Pokoj | 10,30 m² |

Užitná plocha 99,90 m²
Podlahová plocha* 108,20 m²

| | | |
|---|--------------|----------|
| 6 | Předzahrádka | 59,60 m² |
| | Sklepní kóje | 4,30 m² |

Celková plocha 168,10 m²

svoboda&williams | CHRISTIE'S
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