



## Apartment Two-bedroom (3+kk)

Sold

119.3 m<sup>2</sup>, Klatovy, Kašperské Hory, Náměstí





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Total area	125 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Outdoor parking space is included in the price
Cellar	8 m <sup>2</sup>
PENB	C
Reference number	101574

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

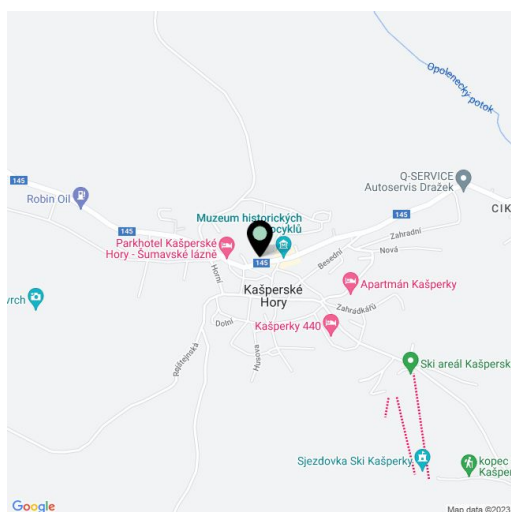
The entrance level (on the 1st floor of the building) consists of an open living space with a preparation for a kitchen, a hallway, and a toilet. The living room has access to a **balcony with beautiful views of the garden**. In the attic level is 1 large and 1 smaller bedroom, a bathroom (with a shower and toilet) and a **dressing room**.

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 with online overview 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 (EV charger a possibility)**. 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 119.3 m<sup>2</sup>, balcony 5.7 m<sup>2</sup>, cellar 7.9 m<sup>2</sup>.

For more information, please visit the project website [www.rezidencebilaruze.cz](http://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 Residence Bílá Ruže si vyhraňuje právo na změny. Všechné materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně plochy přilehající k vnitřním nosným stěnám a vnitřního zařízení. 366/2013 Sb.

BÍLÁ RŮŽE  
RESIDENCE

## Byt 5

Dispozice 3+KK  
Podlaží 2. NP + podkrovní

1	Vstupní hala	5,80 m <sup>2</sup>
2	Obývací pokoj s kuchyní	49,70 m <sup>2</sup>
3	WC	1,60 m <sup>2</sup>
5	Schodiště a chodba	12,50 m <sup>2</sup>
6	Ložnice	21,20 m <sup>2</sup>
7	Pokoj	8,80 m <sup>2</sup>
8	Koupelna s WC	8,80 m <sup>2</sup>
9	Šatna	4,90 m <sup>2</sup>

Užitná plocha	113,30 m <sup>2</sup>	
Podlahová plocha*	119,30 m <sup>2</sup>	
4	Balkon	5,70 m <sup>2</sup>
	Sklepní kóje	7,90 m <sup>2</sup>
Celková plocha	132,90 m <sup>2</sup>	

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
EXKLUZIVNÍ ZASTOUPENÍ

Na Zátorce 1, 160 00, Praha 6  
+420 257 328 281  
rezidencebilaruze.cz info@rezidencebilaruze.cz



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Na Perštýně 2, 110 00, Praha 1  
+420 (257) 528 (281)  
rezidencebilaruze.cz info@rezidencebilaruze.cz