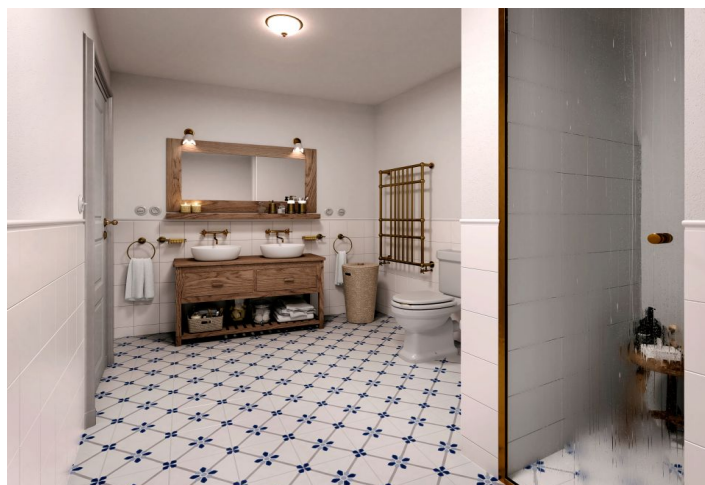




## Apartment One-bedroom (2+kk)

**Sold**

52.6 m², Klatovy, Kašperské Hory, Náměstí





## Apartment One-bedroom (2+kk)

**Sold**52.6 m<sup>2</sup>, Klatovy, Kašperské Hory, Náměstí

Total area	56 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	5 m <sup>2</sup>
PENB	C
Reference number	101579

This new, spacious and stylish 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.

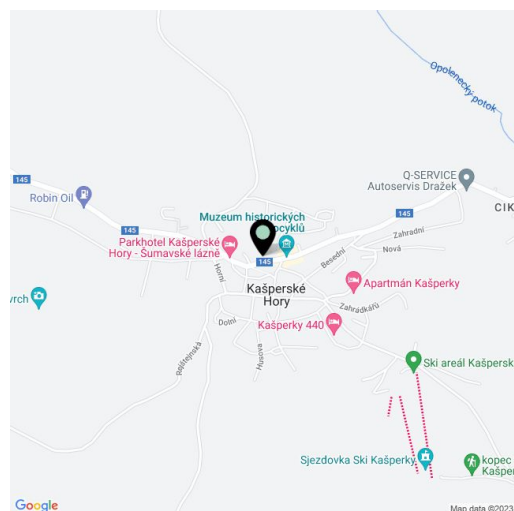
The generously apportioned layout consists of a living space with a preparation for a kitchen, a bedroom with a **balcony**, a bathroom (with a shower and toilet), and a spacious entrance hall.

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 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 52.6 m<sup>2</sup>, balcony 3.8 m<sup>2</sup>, cellar 5 m<sup>2</sup>.

For more information, please visit the project website  
[www.rezidencebilaruze.cz](http://www.rezidencebilaruze.cz).



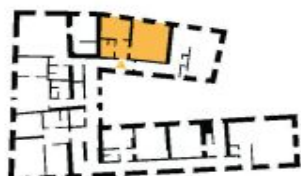
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment One-bedroom (2+kk)

Sold

52.6 m², Klatovy, Kašperské Hory, Náměstí



\*Projekt Residence 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 přilek a vnitřních noutných stěn dle výšního nřízení 356/2013 Sb.

BÍLÁ RUŽE<sup>\*</sup>  
RESIDENCE

### Byt 11

Dispozice	2+KK	
Podlaží	2. NP	
1	Vstupní hala	4,70 m²
2	Koupelna s WC	5,00 m²
3	Obývací pokoj s kuchyní	28,60 m²
4	Ložnice	13,10 m²
Užitná plocha		51,40 m²
Podlahová plocha*		52,60 m²
5	Balkón	3,80 m²
Sklepní kóje		5,00 m²
Celková plocha		61,40 m²

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Na Zátorce 1, 160 00, Praha 6  
+420 257 328 281

rezidencebilaruze.cz info@rezidencebilaruze.cz





## Apartment One-bedroom (2+kk)

Sold

52.6 m², Klatovy, Kašperské Hory, Náměstí



BÍLÁ RUŽE  
REZIDENCE

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

Na Perštýně 2, 110 00, Praha 1  
+420 (257) 328 (281)

rezidencebilaruze.cz info@rezidencebilaruze.cz