



Apartment One-bedroom (2+kk)

Sold

52.6 m², Klatovy, Kašperské Hory, Náměstí





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Total area	56 m ²
Floor area*	53 m ²
Balcony	4 m ²
Parking	Outdoor parking space
Cellar	5 m ²
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.

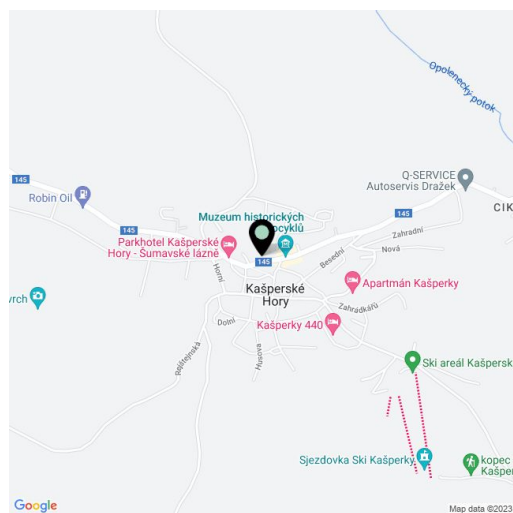
The generously apportioned layout consists of a living space with a preparation for a kitchen, a bedroom with a **balcony**, a bathroom (with a shower and toilet), and a spacious entrance hall.

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 m², balcony 3.8 m², cellar 5 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 Residence Bílá Ruže si vyhraňuje právo na změny. Všechny materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně plochy přístřeší a vnitřních nosných stěn dle výšního nřízení 366/2013 Sb.

BÍLÁ RŮŽE
RESIDENCE

Byt 11

Dispozice 2+KK
Podlaží 2. NP

- | | | |
|---|-------------------------|----------------------|
| 1 | Vstupní hala | 4,70 m ² |
| 2 | Koupelna s WC | 5,00 m ² |
| 3 | Obývací pokoj s kuchyní | 28,60 m ² |
| 4 | Ložnice | 13,10 m ² |

Užitná plocha 51,40 m²
Podlahová plocha* 52,60 m²

5	Balkón	3,80 m ²
	Sklepní kóje	5,00 m ²

Celková plocha 61,40 m²

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