



## Apartment Two-bedroom (3+kk)

€ 433 658 | CZK 10 900 000

66.3 m<sup>2</sup>, Český Krumlov, Černá v Pošumaví





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Total area	66 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105905

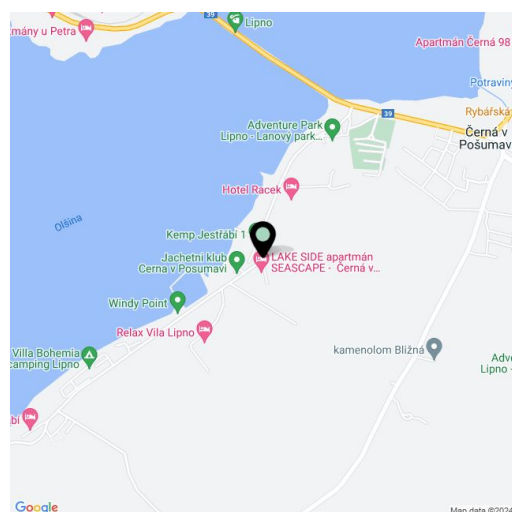
**This new duplex apartment is part of the Lakeside Apartments Lipno in Černá v Pošumaví. Finished to a high standard, the comfortable apartment offers unobstructed views of the largest Czech reservoir, a private beach, and a wellness area with a sauna and a pool. An attractive location right next to the Lipno Dam, near Český Krumlov and the Austrian border.**

On the entrance level (on the 1st floor of the building), there is a northwest-facing living room with a kitchen, a hallway, and a toilet. Upstairs are 2 bedrooms, a bathroom, and a staircase hall.

The quality standard of the equipment includes insulated aluminum triple-glazed windows with outdoor aluminum blinds or shutters, above-standard **soundproofing** between the apartments, **oak floors**, a preparation for **cooling** and a smart home system, ceramic tiles, and Grohe and Laufen sanitary ware. **Eco-friendly underfloor heating** is provided by 16 geothermal wells up to 150 meters deep. The interior was completed including built-in elements. Owners will be able to take advantage of management services, which, in addition to the usual cleaning and maintenance of common areas, also consist of as needed cleaning of individual apartments, a reception, and 24-hour assistance. It is possible to purchase a **cellar storage unit**, a **garage parking space**. **Possibility to have a berth in the new modern MOLO Jestřábí marina.**

Černá v Pošumaví is part of the **Šumava Protected Landscape Area** and is located at the widest point of the **Lipno reservoir**. It is a popular tourist resort sought-after by lovers of yacht sailing, windsurfing, kiteboarding, and other **water sports**. In the vicinity, you can visit the Treetop Trail, bike park, family off-road bike trail, rope park, water park, bobsled track, and many other attractions. In winter, you can go **ice skating** or **skiing** nearby, such as in the Austrian Hochficht resort. The location is also attractive thanks to its proximity to **Český Krumlov** and the Austrian border.

Floor area 66.3 m<sup>2</sup>.



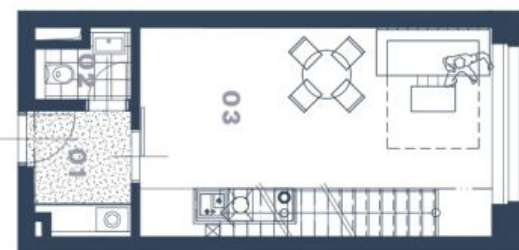
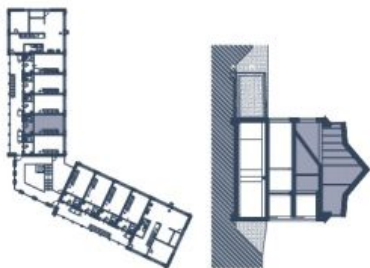
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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\* Lakeside Lipno Apartments se vyznačuje prvky na míru. Veškeré materiály a informace jsou pouze orientační. Součástí skupné ceny apartmánu není nábytek. Celková plocha apartmánu je včetně plochy přiček a vnitřních nosných stěn dle výše uvedených měření 390/203 8b.

ĽAKESIDE  
LIPNO APARTMENTS

## APARTMÁN 2.06

01	Předsiň	4,21 m <sup>2</sup>
02	WC	1,98 m <sup>2</sup>
03	Obytný prostor	25,37 m <sup>2</sup>
04	Pokoj	12,36 m <sup>2</sup>
05	Kuchyně	4,17 m <sup>2</sup>
06	Pokoj	11,58 m <sup>2</sup>
07	Hala	4,38 m <sup>2</sup>
	Přičky	2,25 m <sup>2</sup>
CELKOVÁ PLOCHA		66,3 m <sup>2</sup>

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