



Apartment Two-bedroom (3+kk)

€ 348 348 | CZK 8 700 000

61.2 m², Český Krumlov, Lipno nad Vltavou





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Total area	67 m ²
Floor area*	61 m ²
Balcony	6 m ²
Parking	Yes
Cellar	2 m ²
PENB	B
Reference number	107173

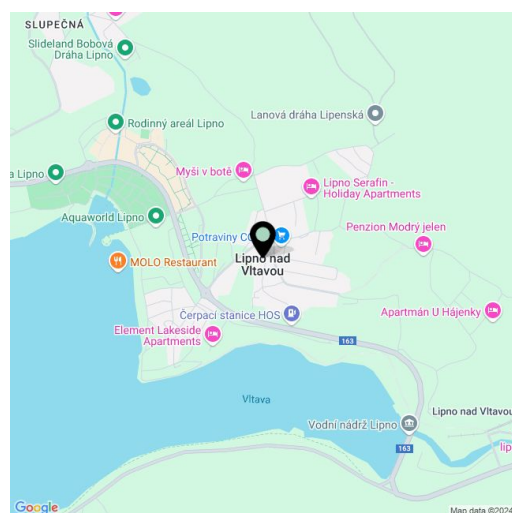
This fully furnished family apartment with a balcony and side view of a beautiful reservoir is located in the Korzo Lipno project, in a popular recreational area just a few steps from a marina and aquapark, and 500 meters from the Kramolín ski resort, which can be easily reached directly from the complex by ski bus.

The unit comprises a living room with a kitchen, dining area, and sleeping nook, two separate bedrooms, a bathroom (with both a bathtub and shower), a separate toilet, an entrance hall, and a gallery with a **children's corner**. The living room has access to the **balcony**.

The project was completed in 2022. The apartment is **fully furnished** and designed primarily for families with **small children**. The kitchen features an induction cooktop, microwave, and electric oven, **coffee maker**, **dishwasher**, and refrigerator with a freezer. The unit also includes a **cellar**, and there is a **parking space** directly next to the building.

The apartment building is just a 2-minute walk from a **lake** and 1 minute from a square with a **promenade** filled with cafes, bistros, restaurants, and shops. The surrounding area offers countless opportunities for **sports activities**, including **water sports** (windsurfing, paddleboarding, yachting, and kiting), fishing, **golf** on Czech and Austrian courses, cycling, a **bike park**, a rope center, a toboggan run, and unique **skating** on the **largest body of water** in the Czech Republic, along with groomed running trails and a **ski resort** with 9 slopes and a modern snowmaking system. The village is surrounded by the **beautiful Šumava nature**, and historical monuments, such as those in **Český Krumlov**, are also within reach.

Floor area 61.2 m², balcony 6 m², cellar 2 m².



* 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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Lipno nad Vltavou

Mezonet

3. NP

1	Předstřn	6,7 m ²
2	WC	2,0 m ²
3	Koupelna	5,6 m ²
4	Obýtný prostor + KK	37,1 m ²
5	Balkón	6,0 m ²



6	Schodiště	2,2 m ²
7	Podkrovní / mezonet	15,9 m ²
8	Komora	4,2 m ²
Obýtná plocha		73,70 m ²

