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Apartment One-bedroom (2+kk)

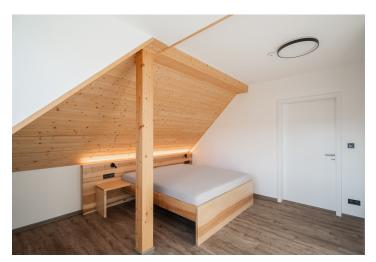
€ 289 041 | CZK 7 200 000

64.33 m², Prachatice, Volary











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64.33 m², Prachatice, Volary

Total area	71 m²		
Floor area*	64 m²		
Loggia	7 m²		
Parking	Outdoor parking space		
Cellar	-		
PENB	В		
Reference number	107943		



* 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.

This new two-room apartment with a loggia and parking is part of the ŠUMAVSKÝ RÁJ mountain residence, offering future owners maximum privacy and top-tier technological equipment. Located just 10 minutes from Lipno, in the mystical landscape of the Šumava National Park, it provides an ideal setting for hiking, cycling, or cross-country skiing. Lovers of downhill skiing can take advantage of the Lipno or Hochficht ski resorts.

The apartment located on the 1st floor of a mountain residence, consists of a living room with a fully equipped kitchen, bedroom, a bathroom with a shower, and an entrance hall. The living room has access to the **loggia**. The price also includes **an outdoor parking space**.

The apartment is equipped with a **Loxone** smart home system, allowing remote control of heating, lighting, and blinds. Facilities include **wood-aluminum windows** with electric blinds, **high-quality vinyl floors**, underfloor heating, a custom-made kitchen, **ash wood furniture**, and high-speed fiber-optic internet. The equipment also includes a **fireplace stove** that provides warmth and creates a cozy atmosphere. Central heat pumps from **Alpha Innotec** ensure thermal comfort. Common areas are protected by a video surveillance system and include a ski/bike room and a garden with a stone fire pit.

The quiet village of **Chlum u Volar**, located at the very edge of the Šumava National Park, offers easy access to skiing in **Hochficht**, Lipno, Kvilda, or Modrava. The area also offers other recreational activities, such as cycling along the Lipno reservoir, mountain hiking, **MTB**, an indoor pool in Volary, walks to the **Mrtvý Luh** peat bog or the **Soumarský Bridge** lookout tower, and the opportunity to learn about the traditions of **Šumava glassmaking** in nearby **Lenora**. Full civic amenities are available in Volary, 6 km away, and the drive from Prague takes about 2 hours.

Floor area 64.3 m², loggia 6.9 m².

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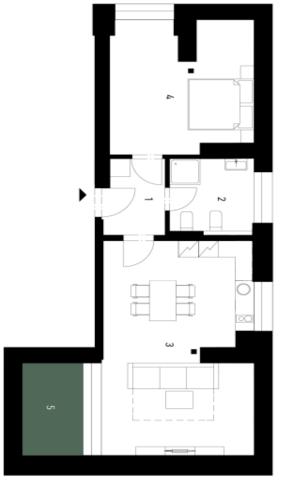
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Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením vlady č. 366/2013 Sb. Tento vykros byl zpracován pro marketingové účely.	5 Lodžie Balcony Celková plocha Total area	Užitná plocha Usable area Podlahová plocha Floor area	Hala Hallway Koupelna Bathroom Obývací pokoj Living room Ložnice Bedroom	Apartmán 2 NP 1st floor	Mavemu
e stanoven v souladu Ketingové účely.	6,90 m² 	63,19 m² 2a 64,33 m²	4,22 m² 5,33 m² 33,95 m² 19,68 m²	STOZEC 2 + kk 1 bdrm	ký ráj



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