



## Apartment Studio (1+kk)

€ 188 339 | CZK 4 700 000

40.63 m<sup>2</sup>, Prachatice, Volary



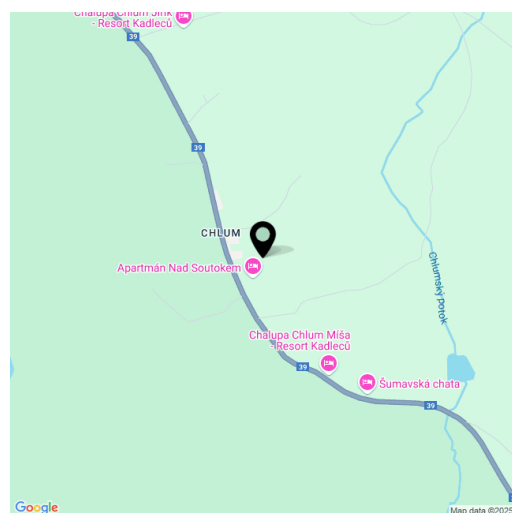


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Total area	59 m <sup>2</sup>
Floor area*	41 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107945



\* 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 semi-residential unit with a terrace 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 unit, located on the ground floor of a mountain residence, consists of a spacious living room with a fully equipped kitchen, a bathroom with a shower, and an entrance hall. The living room has access to the terrace and shared garden. The price also includes an outdoor parking space.

The unit 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 Volary**, 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.

The unit is approved as a semi-residential unit, subject to special legal conditions.

Floor area 40.6 m<sup>2</sup>, terrace 18 m<sup>2</sup>.



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# Šumavský ráj

## Apartmán

## LIPNO

1 NP | ground floor

1 + KK | studio

1 Halla | Hallway

3,93 m<sup>2</sup>

2 Koupelna | Bathroom

3,90 m<sup>2</sup>

3 Obývací pokoj | Living room

31,51 m<sup>2</sup>

Užitná plocha | Usable area

39,34 m<sup>2</sup>

Podlahová plocha | Floor area

40,63 m<sup>2</sup>

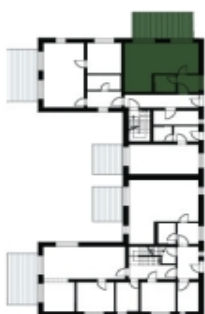
4 Terasa | Terrace

18,00 m<sup>2</sup>

Celková plocha | Total area

58,63 m<sup>2</sup>

Způsob vypočtu podlahové plochy je stanoven v souladu s nariadením vlády č. 586/2013 Sb. Tento výkres byl zpracován pro marketingové účely.



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