

Apartment Studio (1+kk)

€ 243 902 | CZK 6 100 000

33.1 m², Český Krumlov, Černá v Pošumaví

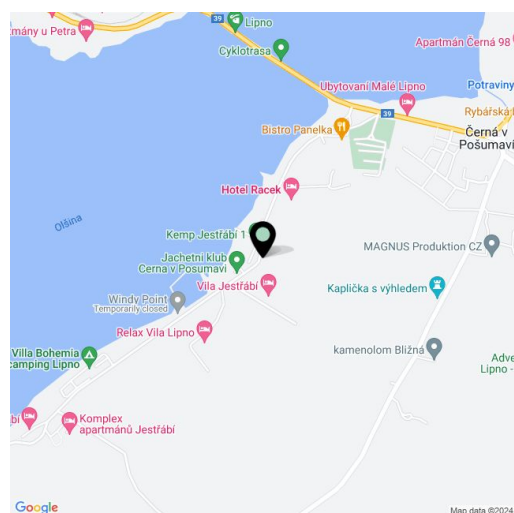


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Total area	55 m ²
Floor area*	33 m ²
Terrace	22 m ²
Parking	-
Cellar	Yes
PENB	B
Reference number	103593



* 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 fully furnished and equipped comfortable apartment with a terrace overlooking the water is part of the Lakeside Apartments Lipno project, which includes a private beach with access to the newly established MOLO Jestřábí marina and a wellness area with a sauna and a swimming pool. An attractive location in Černá v Pošumaví right by a dam, not far from Český Krumlov and the border crossing to Austria.

The layout of the ground floor apartment consists of a living space with a kitchen, a bathroom, an entrance hall, and a toilet. A west-facing terrace with a seating area adjoins the living space.

The quality standard of the equipment includes insulated **aluminum triple-glazed windows** with exterior 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. The ceiling height is **2.7 m**. The kitchen is equipped with an induction hob, dishwasher, electric oven, and fridge-freezer, and the sleeping area provides space for up to **5 people** (2 double beds and 1 single bed). There is plenty of clever storage space. **Eco-friendly underfloor heating** is provided by geothermal wells. The owners can use the **bike room, ski storage, wellness area, and management services**, which, in addition to the usual cleaning of common areas, also consists of a cleaning service, reception, and 24-hour assistance.

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, a bike park, a family off-road bike trail, a rope park, a water park, a 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 33.1 m², terrace 21.8 m².

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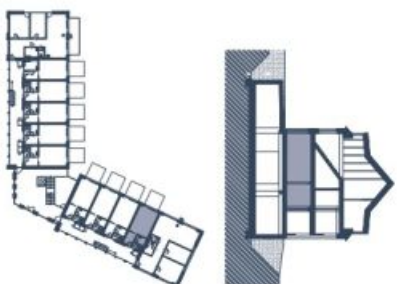
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* Lakeside Lipno Apartments si vyhrazuje právo na změny. Všechny materiály a informace jsou pouze orientační. Součástí kupní ceny apartmánu není nábytek. Cílovou a souběžnou apartmánu je včetně příček a vnitřních nových stěn dle vnitřního nastavení 9/89/2003 Sb.



ĽAKESIDE
LIPNO APARTMENTS

APARTMÁN 1.11

01	Obytný prostor	23,06 m ²
02	Předsiň	4,57 m ²
03	Koupelna	3,19 m ²
04	WC	1,56 m ²
	Příčky	0,72 m ²

CELKOVÁ PLOCHA		33,1 m ²
NEZAPOČÍTENO		
	Terasa	21,8 m ²

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