

Apartment One-bedroom (2+kk)

€ 244 440 | CZK 6 100 000

56.16 m², Prachatice, Volary

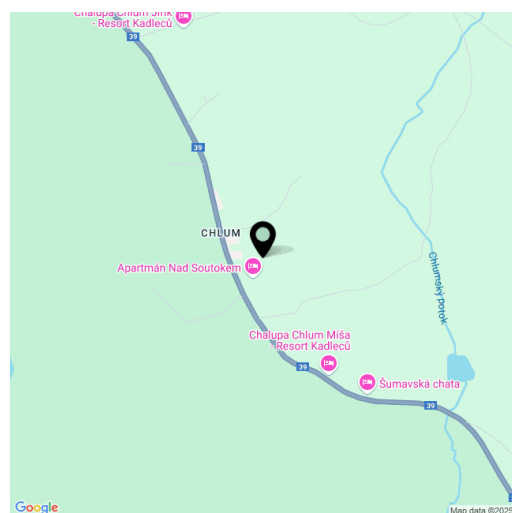


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Total area	74 m ²
Floor area*	56 m ²
Terrace	18 m ²
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107942



* 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 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 apartment, located on the ground floor of a mountain residence, consists of a living room with a fully equipped kitchen, a bedroom, 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.

Floor area 56.1 m², terrace 18 m².

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Šumavský ráj

Apartmán

MODRAVA

1 NP | ground floor

2 + kk | 1 bdrm

- | | | |
|---|-----------------------------|----------------------|
| 1 | Hala Hallway | 6,37 m ² |
| 2 | Koupelna Bathroom | 5,59 m ² |
| 3 | Obývací pokoj Living room | 29,85 m ² |
| 4 | Ložnice Bedroom | 11,89 m ² |

Užitná plocha | Usable area

53,70 m²

Podlahová plocha | Floor area

56,16 m²

5 Terasa | Terrace

18,00 m²

Celková plocha | Total area

74,16 m²

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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