

## Apartment Studio (1+kk)

€ 296 534 | CZK 7 400 000

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



Šumavský ráj

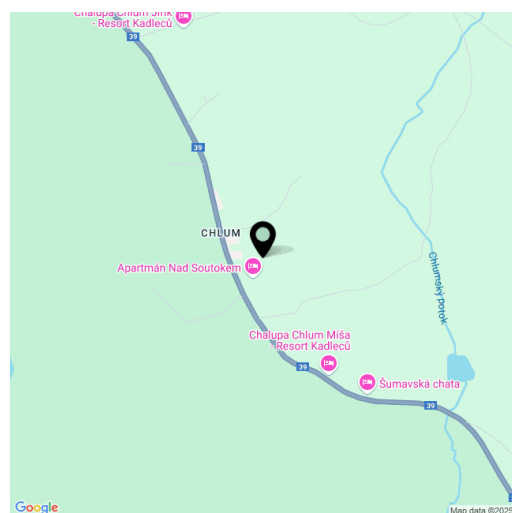


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Total area	72 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107944



\* 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 one-room apartment with a loggia and parking is part of the ŠUMAVSKÝ RÁJ residential project, 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 and sleeping area, 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 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 62.8 m<sup>2</sup>, loggia 9.2 m<sup>2</sup>.

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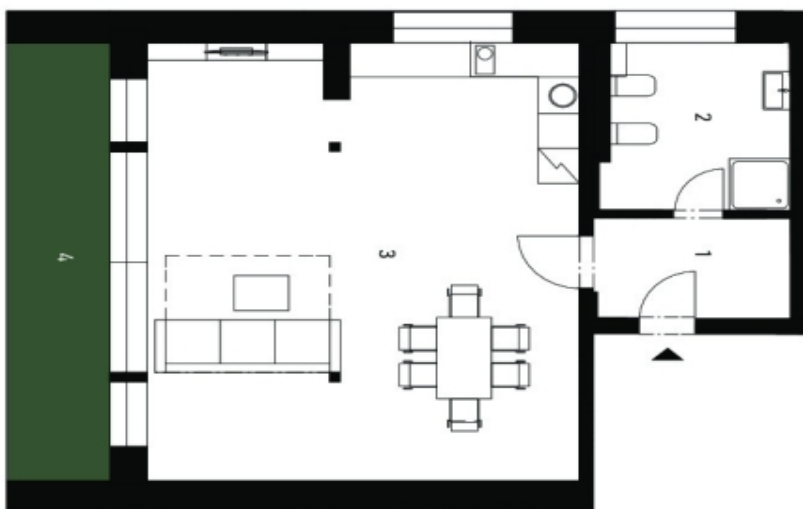
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## Šumavský ráj

<b>Apartment</b>	<b>KVILDA</b>
2 NP   1st floor	1 + kk   studio
1 Hala   Hallway	4,57 m <sup>2</sup>
2 Koupelna   Bathroom	7,81 m <sup>2</sup>
3 Obývací pokoj   Living room	49,56 m <sup>2</sup>
<b>Užitná plocha   Usable area</b>	
	61,94 m <sup>2</sup>
<b>Podlahová plocha   Floor area</b>	
	62,86 m <sup>2</sup>
4 Lodžie   Balcony	9,20 m <sup>2</sup>
<b>Celková plocha   Total area</b>	
	72,06 m <sup>2</sup>

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



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