

## Apartment One-bedroom (2+kk)

€ 504 707 | CZK 12 600 000

55.5 m<sup>2</sup>, Český Krumlov, Lipno nad Vltavou

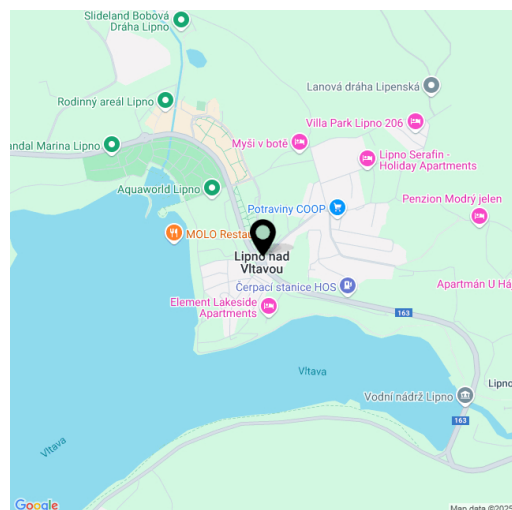


## Apartment One-bedroom (2+kk)

€ 504 707 | CZK 12 600 000

55.5 m<sup>2</sup>, Český Krumlov, Lipno nad Vltavou

Total area	95 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	350 000 CZK
Garage	Yes
Cellar	Yes
PENB	G
Reference number	107979



\* 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.

An offer of a premium, fully furnished apartment with a garage parking space, two cellars, and a large terrace providing views of the water. The apartment is located on the 1st floor of the prestigious MOLO Residence project, which features a 24-hour concierge service for carefree living.

The unit's layout consists of a living area with a kitchen and dining space, a bedroom, a bathroom (with a shower, toilet, and sink), a storage room (with cabinets and a washing machine), and an entrance hall. Both the living room and bedroom have access to a terrace with partial views of the Lipno Reservoir.

The apartment features wooden floors, large-format tiles and wall cladding, aluminum windows with insulated triple glazing, electrically operated exterior blinds and Marthi Design curtains, frameless doors, fire-resistant security entrance doors with a panoramic peephole, central heating, and ceiling-mounted circulation cooling units. It is equipped with a German Häcker Küchen kitchen with high-end appliances (Gaggenau steam oven, cooktop, and dishwasher, Liebherr refrigerator), custom-built furniture, an Italian Moretti children's bunk bed, and Villeroy & Boch bathroom fittings. The terrace includes self-watering planters. The unit comes with a garage parking space and two cellars, all conveniently accessible by elevator. The MOLO Lipno resort, designed by world-renowned architects from Chapman Taylor, was awarded BEST OF REALITY 2022. Its benefits include a private garden with water features and mature greenery.

The residence is set directly on the beach in the center of Lipno nad Vltavou, offering easy access to the aquapark, the MOLO Restaurant on the lakeside pier, as well as an on-site bistro and café. The marina, promenade, cycling path, and playgrounds are all nearby, and the ski slope is just a few minutes away. The village is surrounded by the stunning Šumava nature, and the drive from Prague takes less than 2.5 hours.

Floor area 55.5 m<sup>2</sup> (including a 3.7 m<sup>2</sup> cellar), terrace 39.5 m<sup>2</sup>, storage units 2 m<sup>2</sup>.

## Apartment One-bedroom (2+kk)

€ 504 707 | CZK 12 600 000

55.5 m<sup>2</sup>, Český Krumlov, Lipno nad Vltavou

