

## Apartment One-bedroom (2+kk)

€ 493 491 | CZK 12 320 000

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



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Total area	100 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	350 000 CZK
Garage	Yes
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	108192

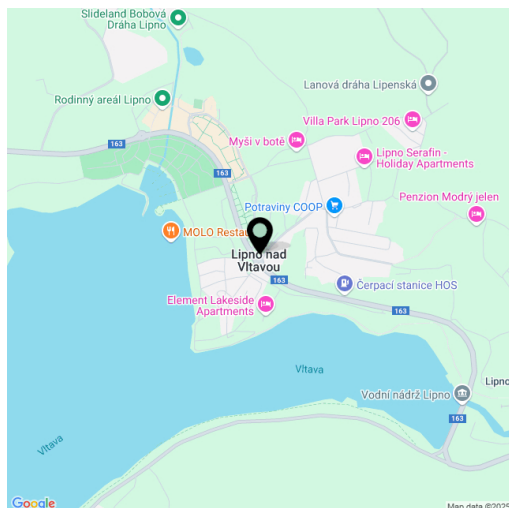
This modern apartment with a sauna, a west-facing terrace of over 30 m<sup>2</sup>, high-quality complete furnishings, a garage parking space, and a cellar is located on the ground floor of the premium MOLO Lipno Residence project. This development offers a 24-hour concierge service, ensuring carefree living and assistance with short-term rentals.

The apartment layout consists of a living room with a kitchen and dining area, a separate bedroom, a bathroom (with a shower, sauna, toilet, and sink), a storage room, and an entry hall. Both the living room and bedroom have access to a terrace facing a beautifully landscaped green courtyard, offering a partial view of the reservoir.

The high-standard features include wooden floors, large aluminum windows with triple glazing and electric exterior blinds, large-format tiles and cladding, frameless doors, fire-resistant security entrance doors, central heating, and circulating cooling. The kitchen is equipped with top-tier appliances. The purchase price includes not only complete interior furnishings but also a garage parking space and a cellar, both conveniently accessible by elevator. The MOLO Lipno Residence complex, designed by world-renowned architects from the Chapman Taylor studio, won the BEST OF REALTY 2022 award. In addition to services that facilitate property management, the residence also offers a private garden with water features and mature greenery.

The prime location directly on the beach in the center of Lipno nad Vltavou provides easy access to the aquapark and the MOLO Restaurant on the lakeside pier. The residence also features a bistro and café. Nearby are a marina, a promenade, a bike path, and a playground, while the ski slope is just a few minutes away. Attractions such as the Treetop Walkway and the expansive Království lesa forest playground are also within easy reach. This popular recreational destination is surrounded by the stunning Šumava nature, ideal for spending hours outdoors in complete tranquility. For culture and history, one can visit the nearby Rožmberk Castle or Český Krumlov.

Floor area 72.60 m<sup>2</sup> (including a 3.9 m<sup>2</sup> cellar), terrace 31.6 m<sup>2</sup>.



\* 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.

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1.NP - 2+kk - 100,30 m<sup>2</sup>



1	predsín	8,90 m <sup>2</sup>
2	kuchyn	10,30 m <sup>2</sup>
3	obývaci pokoj	19,10 m <sup>2</sup>
5	pokoj	14,50 m <sup>2</sup>
6	koupelna+WC+SAUNA	7,39 m <sup>2</sup>
7	komora	4,70 m <sup>2</sup>
PODLAHOVÁ PLOCHA OBÝTNĚHO PROSTORU		69,90 m <sup>2</sup>
SÁLEP		3,80 m <sup>2</sup>
PODLAHOVÁ PLOCHA BVTV		73,70 m <sup>2</sup>
4	předzahrádka	26,60 m <sup>2</sup>
UŽITNÁ PLOCHA BVTV		100,30 m <sup>2</sup>
PARKOVÁNÍ		

MOLO