

## Apartment Two-bedroom (3+kk)

Sold

66.3 m<sup>2</sup>, Český Krumlov, Černá v Pošumaví



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Total area	66 m <sup>2</sup>
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39725

This new duplex apartment is part of Lakeside Apartments Lipno in Černá v Pošumaví. Finished to a high standard, the comfortable apartment offers unobstructed views of the largest Czech reservoir, a private beach, and a wellness area with a sauna and a pool. An attractive location right next to the Lipno Dam, near Český Krumlov and the Austrian border. The completion date is at the end of 2022.

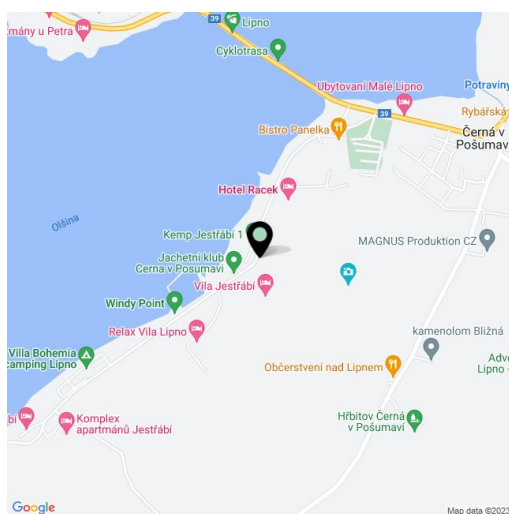
On the entrance level (on the 1st floor of the building), there is a west-facing living room with a preparation for a kitchen, a hallway, and a toilet. Upstairs are 2 bedrooms, a bathroom, and a staircase hall. In addition, there is preparation for a **gallery** (approx. 12 sq. m.).

The quality standard of the equipment includes insulated aluminum triple-glazed windows with outdoor 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. **Eco-friendly underfloor heating** is provided by 16 geothermal wells that are 150 meters deep. The interior can be completed by an architect according to the client's requirements, the unit already has above-standard wiring for lighting and a toilet ventilated directly from the bowl. Owners will be able to take advantage of management services, which, in addition to the usual cleaning and maintenance of common areas, also consists of as needed cleaning of individual apartments, a reception, and 24-hour assistance. The price includes a **parking space** in the underground garage, it is possible to purchase a **cellar**.

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, bike park, family off-road bike trail, rope park, water park, 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.

Assignment of a future purchase contract.

Interior 66.3 m<sup>2</sup>, cellar.

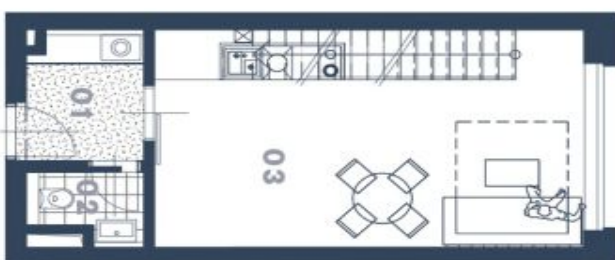


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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\*Lakeside Lipno Apartments si vyhrazuje právo na změny. Všechny materiály a informace jsou pouze orientační. Součástí kupní ceny apartmánu není nábytek. Celková plocha apartmánu je včetně plochy příček a vnitřních nosných stěn do viditelného rámečku 388/2013S.

ĽAKESIDE  
LIPNO APARTMENTS

## APARTMÁN 2.10

01	Predsíň	4,21 m <sup>2</sup>
02	WC	1,98 m <sup>2</sup>
03	Obýtný prostor	25,37 m <sup>2</sup>
04	Pokoj	12,36 m <sup>2</sup>
05	Koupelna	4,17 m <sup>2</sup>
06	Pokoj	11,58 m <sup>2</sup>
07	Hala	4,38 m <sup>2</sup>
	Příčky	2,25 m <sup>2</sup>

CELKOVÁ PLOCHA 66,3 m<sup>2</sup>

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