



## Apartment Two-bedroom (3+kk)

Sold

87.9 m<sup>2</sup>, Klatovy, Kašperské Hory, Náměstí

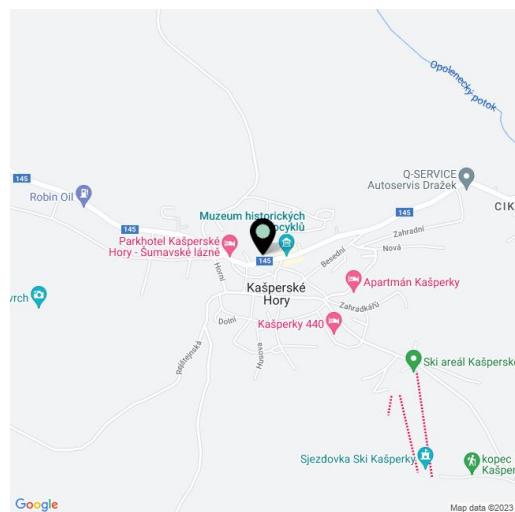




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Total area	92 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	6 m <sup>2</sup>
PENB	C
Reference number	101591



\* 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 stylish duplex apartment with a balcony is in the unique Bílá Růže Residence, which is currently being built in the urban conservation reserve of the picturesque town of Kašperské Hory, located in a beautiful landscape near Šumava National Park. The expected completion date is in Q1/2025.**

The entrance level (on the 1st floor of the building) consists of an open living space with a preparation for a kitchen, a hallway, a storeroom, and a toilet. The living room has access to a balcony with beautiful views of the garden. In the attic level are 2 bedrooms and a bathroom (with a shower and toilet).

**The high-quality facilities** include custom-made, hand-made replicas of entrance and interior doors and casement windows made of spruce wood, Cobra Alt-Wien period hardware (antique brass), vinyl floors in a rustic oak decor, stylish sanitary ware and period faucets (bronze), a retro heated towel rail, **Hager Rosenthal porcelain switches and sockets**, an audio intercom, and a Softlink energy consumption measurement system with online overview 24/365. A central heat pipe provides heating with an ecological heat source from biomass; heating will be controlled remotely. The apartment includes a **cellar and an outdoor parking space (EV charger a possibility)**. Residents can sit by the **grill or in a romantic gazebo in the common enclosed garden scented with lavender and roses**.

The residence is located in **the very center of the town**, and so shops and restaurants are within easy reach. A cafe with a roastery and a bakery will operate right inside Bílá Růže. There is a small ski slope nearby with evening hours, and wider skiing opportunities are available in the nearby **skiing towns of Zadov, Churáňov, Velký Javor, or Hochficht in Austria**. There is also a dense network of bike paths and hiking trails. Fairs take place on the square and theatrical performances in the courtyard of **Kašperk Castle**; you can visit the summer cinema or enjoy organ concerts in the **Church of St. Nicholas**. The place is easily accessible; buses provide connections with nearby Sušice. The drive by car from Prague will be even shorter and easier after the completion of the D4 highway.

Floor area 87.9 m<sup>2</sup>, balcony 3.7 m<sup>2</sup>, cellar 6.3 m<sup>2</sup>.

For more information, please visit the project website  
[www.rezidencebilaruze.cz](http://www.rezidencebilaruze.cz).



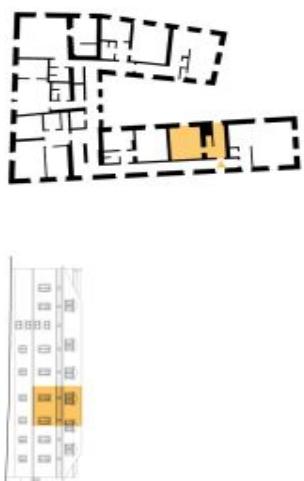
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0 1 m 2 m  
5 m



2. NP



podkroví



## Byt 6

BÍLÁ RŮŽE  
R E Z I D E N C E

Dispozice	2. NP + podkroví	3+kk
Podlaží		
1	Vstupní hala	9,30 m <sup>2</sup>
2	Obývací pokoj s kuchyní	21,90 m <sup>2</sup>
3	WC	1,50 m <sup>2</sup>
4	Sklad	3,20 m <sup>2</sup>
6	Schodiště a chodba	10,60 m <sup>2</sup>
7	Ložnice	14,20 m <sup>2</sup>
8	Pokoj	11,70 m <sup>2</sup>
9	Koupelna	11,70 m <sup>2</sup>
Užitná plocha		84,10 m <sup>2</sup>
Podlahová plocha*		87,90 m <sup>2</sup>
5	Balkón	3,70 m <sup>2</sup>
	Sklepní kójí	6,30 m <sup>2</sup>
Celková plocha		97,90 m <sup>2</sup>

EXKLUSÍVNÍ ZASTOUPENÍ

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