



Apartment Studio (1+kk)

Sold

47.08 m², Prachatice, Volary



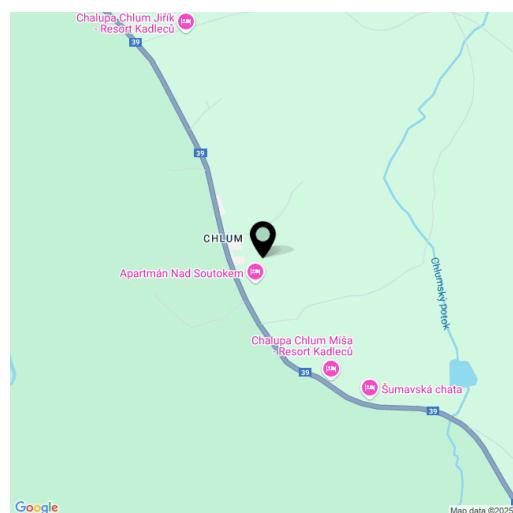


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Total area	59 m ²
Floor area*	47 m ²
Terrace	12 m ²
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107941



* 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 semi-residential unit with a terrace and parking is part of the ŠUMAVSKÝ RÁJ mountain residence, 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 unit located on the ground floor of a mountain residence, consists of a living room with a fully equipped kitchen, a bathroom with a shower and an entrance hall. The living room has access to the **terrace** and a shared garden. The price also includes **an outdoor parking space**.

The unit 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 Volar**, 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.

The unit is approved as a semi-residential unit, subject to special legal conditions.

Floor area 49 m², terrace 12 m².



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Šumavský ráj

Apartmán		SRNÍ
1 NP ground floor	1 + kk studio	
1 Hala Hallway	4,55 m ²	
2 Koupelna Bathroom	4,12 m ²	
3 Obývací pokoj Living room	38,69 m ²	
Užitná plocha Usable area	47,39 m ²	
Podlahová plocha Floor area	49,08 m ²	
4 Terasa Terrace	12,00 m ²	
Celková plocha Total area	61,08 m ²	

