



## Apartment One-bedroom (2+kk)

Sold

56.16 m<sup>2</sup>, Prachatice, Volary



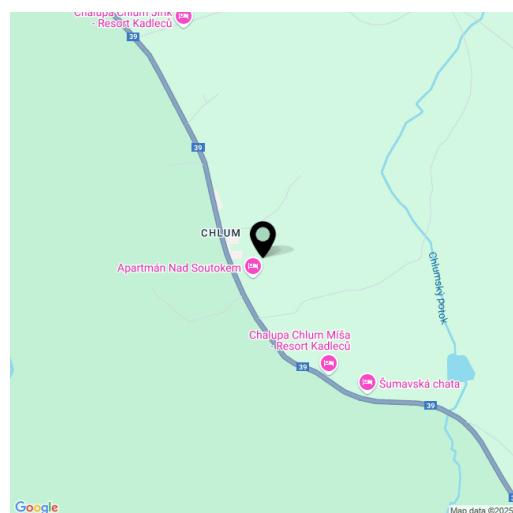


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Total area	74 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107942



\* 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 two-room apartment 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 apartment, located on the ground floor of a mountain residence, consists of a living room with a fully equipped kitchen, a bedroom, a bathroom with a shower and an entrance hall. The living room has access to the **terrace** and 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.

Floor area 56.1 m<sup>2</sup>, terrace 18 m<sup>2</sup>.



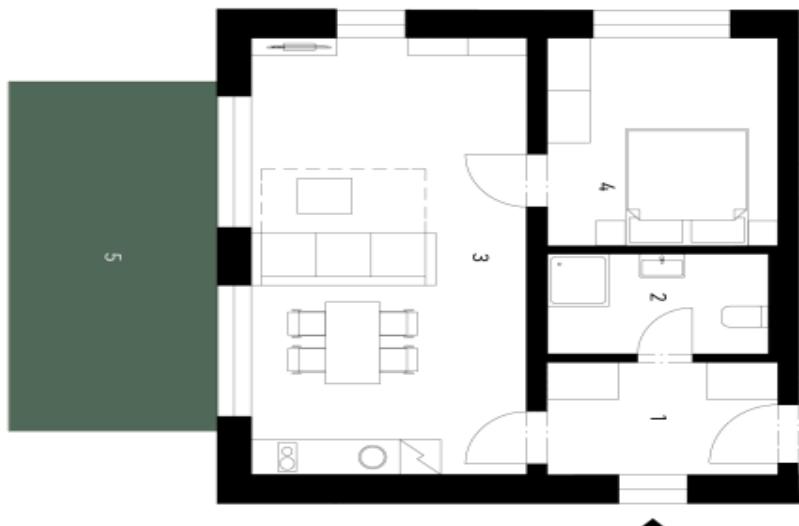
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Šumavský ráj

Apartmán	MODRAVA
1 Np   ground floor	2 + kk   1 bdrm
1 Hala   Hallway	6,37 m <sup>2</sup>
2 Koupelna   Bathroom	5,59 m <sup>2</sup>
3 Obývací pokoj   Living room	29,85 m <sup>2</sup>
4 Ložnice   Bedroom	11,89 m <sup>2</sup>
Užitná plocha   Usable area	53,70 m <sup>2</sup>
Podlahová plocha   Floor area	56,16 m <sup>2</sup>
5 Terasa   Terrace	18,00 m <sup>2</sup>
Celková plocha   Total area	74,16 m <sup>2</sup>



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