



Apartment Studio (1+kk)

32.6 m², Prachatice, Volary, Chlum

€ 163 928 | CZK 3 990 000





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Total area	44 m ²
Floor area*	33 m ²
Terrace	11 m ²
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107946

A new modern studio unit with views of quiet forests and the vast plains of the Šumava Mountains is part of the ŠUMAVSKÝ RÁJ mountain residence, offering future owners privacy and perfect relaxation in the heart of the stunning Šumava nature.

The ground-floor studio unit comprises a room with a kitchenette and a bathroom with a shower and toilet. From the room, there is direct access to a private **terrace**.

The unit features a **wood-aluminum French window** with electric blinds, high-quality vinyl floors, a custom-made kitchen, LED lighting, a **Loxone** smart home system, and an electric lock on the entrance door. Heating and energy are provided by central **Alpha Innotec** heat pumps. The building's common areas are monitored by a CCTV system with video recording. Additional amenities include a ski storage room and a garden with a stone fireplace.

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 studio is approved as a non-residential unit.

Floor area 32.6 m², terrace 11 m².

* 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.

