



Apartment One-bedroom (2+kk)

Sold

68.7 m², Český Krumlov, Lipno nad Vltavou



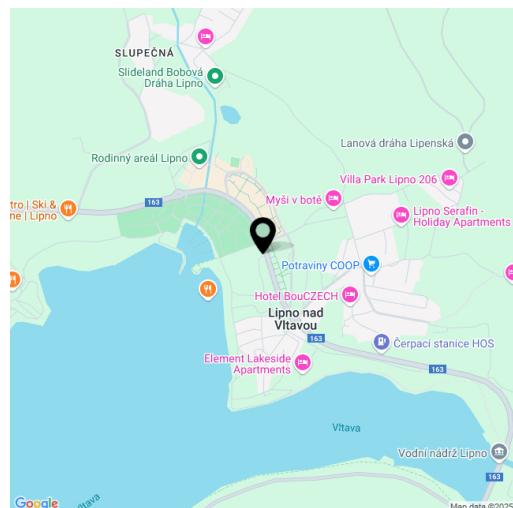


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Total area	100 m ²
Floor area*	69 m ²
Terrace	32 m ²
Parking	Garage parking space
Garage	Yes
Cellar	4 m ²
PENB	G
Reference number	108192



* 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 modern apartment with a sauna, a west-facing terrace of over 30 m², high-quality complete furnishings, a garage parking space, and a cellar is located on the ground floor of the premium MOLO Lipno Residence project. This development offers a 24-hour concierge service, ensuring carefree living and assistance with short-term rentals.

The apartment layout consists of a living room with a kitchen and dining area, a separate bedroom, a bathroom (with a shower, **sauna**, toilet, and sink), a storage room, and an entry hall. Both the living room and bedroom have access to a terrace facing a beautifully landscaped **green courtyard**, offering a **partial view of the reservoir**.

The high-standard features include **wooden floors**, large aluminum windows with triple glazing and electric **exterior blinds**, large-format tiles and cladding, frameless doors, fire-resistant security entrance doors, central heating, and **circulating cooling**. The kitchen is equipped with top-tier appliances. The purchase price includes not only complete interior furnishings but also a **garage parking space** and a **cellar**, both conveniently accessible by **elevator**. The **MOLO Lipno Residence** complex, designed by world-renowned architects from the **Chapman Taylor** studio, won the **BEST OF REALTY 2022** award. In addition to services that facilitate property management, the residence also offers a **private garden** with water features and mature greenery.

The prime location **directly on the beach** in the center of **Lipno nad Vltavou** provides easy access to the aquapark and the **MOLO Restaurant** on the lakeside pier. The residence also features a bistro and café. Nearby are a marina, a promenade, a bike path, and a playground, while the **ski slope** is just a few minutes away. Attractions such as the **Treetop Walkway** and the expansive **Království lesa forest playground** are also within easy reach. This popular recreational destination is surrounded by the stunning **Šumava nature**, ideal for spending hours outdoors in complete tranquility. For culture and history, one can visit the nearby **Rožmberk Castle** or **Český Krumlov**.

Floor area 72.60 m² (including a 3.9 m² cellar), terrace 31.6 m².



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— 1.NP — 2+kk — 100,30 m²

MOLO

