



## Apartment One-bedroom (2+kk)

**Sold**

68.7 m², Český Krumlov, Lipno nad Vltavou





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

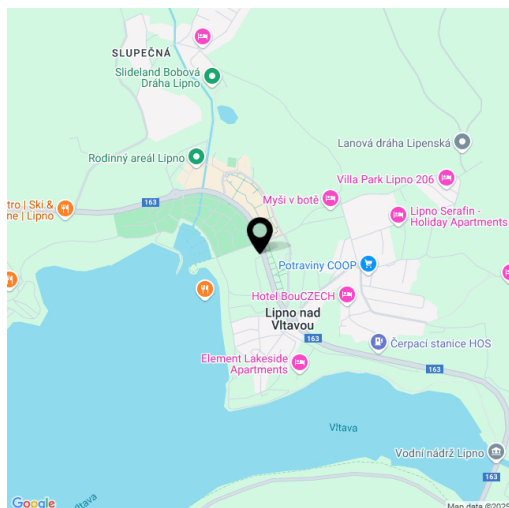
This modern apartment with a sauna, a west-facing terrace of over 30 m<sup>2</sup>, high-quality complete furnishings, a garage parking space, and a cellar is located on the ground floor of the premium MOLO Lipno Residence project. This development offers a 24-hour concierge service, ensuring carefree 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 m<sup>2</sup> (including a 3.9 m<sup>2</sup> cellar), terrace 31.6 m<sup>2</sup>.



\* 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.





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1.NP 2+kk 100,30 m<sup>2</sup>



1	PŘEDSÍŇ	8,90 m <sup>2</sup>
2	KUCHYŇ	10,30 m <sup>2</sup>
3	OBÝVACÍ PROSTOR	19,10 m <sup>2</sup>
5	POKOID	14,50 m <sup>2</sup>
6	KOUPELNA+WC+SALNA	7,30 m <sup>2</sup>
7	KOMORA	4,70 m <sup>2</sup>
PODLAHOVÁ PLOCHA OBÝVACÍHO PROSTORU		69,90 m <sup>2</sup>
SKLEP		3,80 m <sup>2</sup>
PODLAHOVÁ PLOCHA BYTU		73,70 m <sup>2</sup>
4	PŘEDZAHRADKA	26,60 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU		100,30 m <sup>2</sup>
PARKOVÁNÍ		

MOLO