



## Apartment One-bedroom (2+kk)

€ 221 446 | CZK 5 390 000

40.8 m², Český Krumlov, Lipno nad Vltavou





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Total area	48 m²
Floor area*	41 m²
Balcony	8 m²
Parking	Yes
Cellar	Yes
PENB	B
Reference number	108888

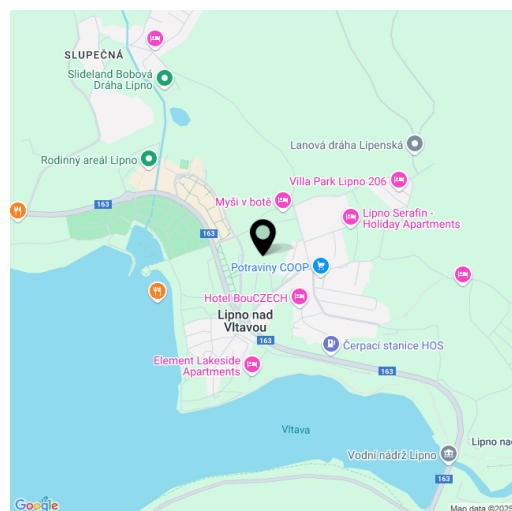
This stylishly furnished duplex apartment with a west-facing balcony is located on the 2nd and 3rd floors of a building that is part of the Korzo Lipno resort with a reception. This excellent location is close to the beach and marina, right in the center yet in a quiet part of the Lipno nad Vltavou resort, which is popular all year round.

On the entrance level, there is a living room with an open plan kitchen and access to the **balcony**, a bathroom (with a shower, toilet, sink, and washing machine), and an entrance hall. A spacious bedroom is located on the gallery in the attic.

The apartment is offered **fully furnished** and equipped as shown in the photos. Combination of vinyl and tile floors; central heating. A private **cellar unit**, suitable for storing skis or bicycles, belongs to the apartment. **Parking** is available directly in front of the building, and a **charging station** is nearby. Apartment owners have access to a **reception** that can provide **short-term rental services** if desired.

This strategic location offers quick access to the beach of the **Lipno Reservoir**, various restaurants and cafés, a boat rental, ski slopes, a bobsled track, and the **Treetop Walkway**. A short walk takes you to the expansive **children's park "Kingdom of the Forest."** The surrounding area offers many **biking and hiking trails**, and in winter, well-maintained **cross-country ski tracks**. The drive from Prague takes about 2.5 hours, mostly on the highway.

Floor area 40.8 m², balcony 7.6 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.