



Apartment One-bedroom (2+kk)

Sold

45.7 m², Klatovy, Kašperské Hory, Náměstí





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Total area	46 m ²
Front garden	30 m ²
Parking	Outdoor parking space is included in the price
Cellar	3 m ²
PENB	C
Reference number	101568

This new, spacious and stylish apartment with a front garden is in the unique Bílá Růže Residence, which is currently being built in the urban conservation reserve of the picturesque town of Kašperské Hory, located in a beautiful landscape near Šumava National Park. The expected completion date is in Q1/2025.

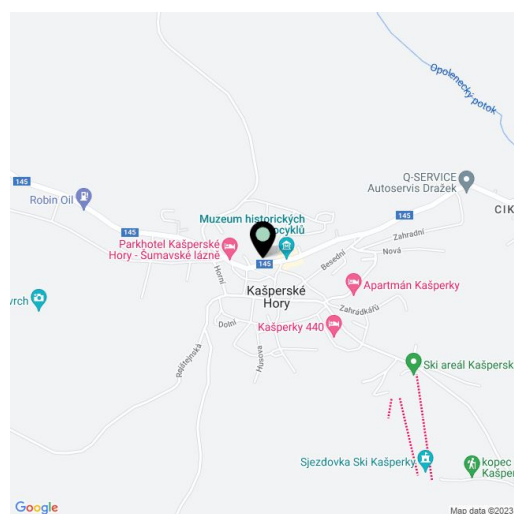
The generously apportioned layout consists of a living space with a preparation for a kitchen, a bedroom, a bathroom (with a shower and toilet), and a spacious entrance hall. A living room and a bedroom have access to the **garden terrace**.

The **high-quality facilities** include custom-made, hand-made replicas of entrance and interior doors and casement windows made of spruce wood, Cobra Alt-Wien period hardware (antique brass), vinyl floors in a rustic oak decor, stylish sanitary ware and period faucets (bronze), a retro heated towel rail, **Hager Rosenthal porcelain switches and sockets**, an audio intercom, and a Softlink energy consumption measurement system with online overview 24/365. A central heat pipe provides heating with an **ecological heat source from biomass**; heating will be controlled remotely. The apartment includes **a cellar and an outdoor parking space (EV charger a possibility)**. Residents can sit by the **grill** or in a romantic gazebo in the **common enclosed garden scented with lavender and roses**.

The residence is located in the very center of the town, and so shops and restaurants are within easy reach. **A cafe with a roastery and a bakery** will operate right inside Bílá Růže. There is a small ski slope nearby with evening hours, and wider skiing opportunities are available in the nearby **skiing towns of Zadov, Churáňov, Velký Javor, or Hochficht in Austria**. There is also a dense network of **bike paths and hiking trails**. **Fairs** take place on the square and theatrical performances in the courtyard of **Kašperk Castle**; you can visit the summer cinema or enjoy organ concerts in **the Church of St. Nicholas**. The place is easily accessible; buses provide connections with nearby Sušice. The drive by car from Prague will be even shorter and easier after the completion of the D4 highway.

Floor area 45.7 m², garden 29.8 m², cellar 3.2 m².

For more information, please visit the project website www.rezidencebilaruze.cz.



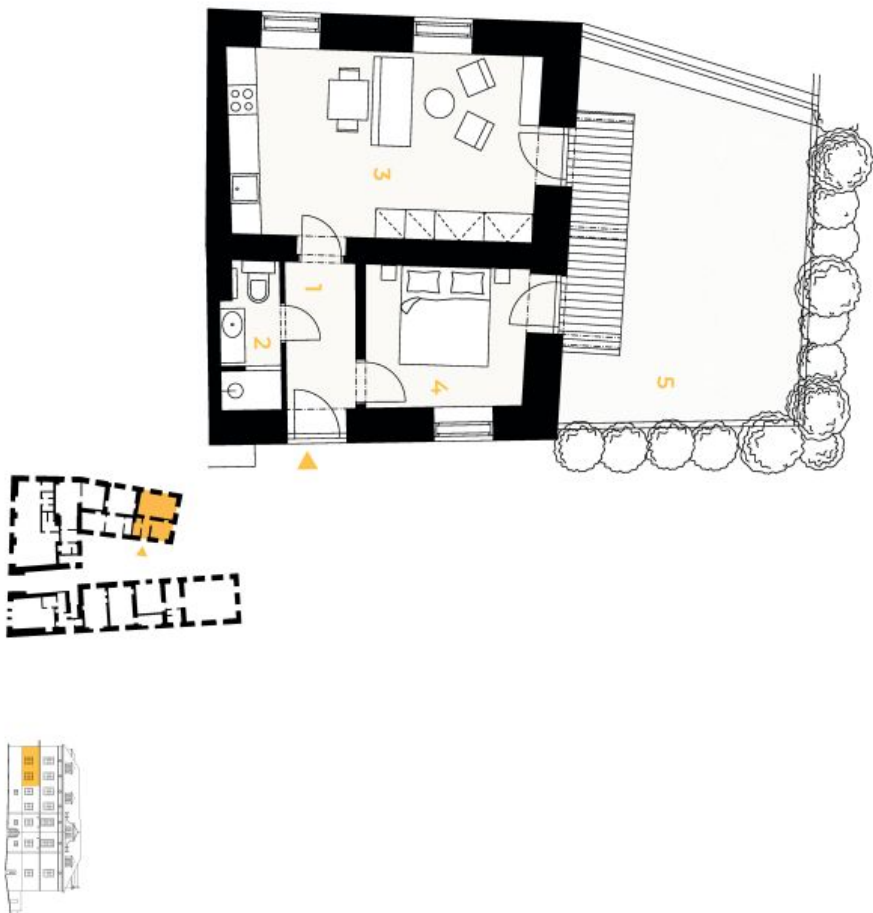
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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*Projekt: Rezidence Bílá Ruže si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přilek a vnitřních nosných stěn dle výšního náčrtu 3562/2013 SP.

BÍLÁ RŮŽE
REZIDENCE

Byt 2

Dispozice 2+KK
Podlaží 1. NP

- | | | |
|---|-------------------------|----------------------|
| 1 | Vstupní hala | 4,90 m ² |
| 2 | Koupelna s WC | 3,50 m ² |
| 3 | Obývací pokoj s kuchyní | 24,90 m ² |
| 4 | Ložnice | 10,10 m ² |

Užitná plocha 43,40 m²
Podlahová plocha* 45,70 m²

- | | | |
|---|--------------|----------------------|
| 5 | Předzahrádka | 29,80 m ² |
| | Sklepní kóje | 3,20 m ² |

Celková plocha 78,70 m²

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