



Apartment Two-bedroom (3+kk)

Sold

119.3 m², Klatovy, Kašperské Hory, Náměstí





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Total area	125 m ²
Floor area*	119 m ²
Balcony	6 m ²
Parking	Outdoor parking space is included in the price
Cellar	8 m ²
PENB	C
Reference number	101574

This new stylish duplex apartment with a balcony 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.

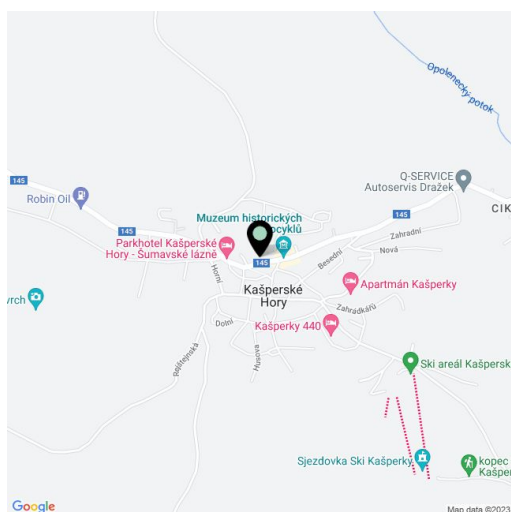
The entrance level (on the 1st floor of the building) consists of an open living space with a preparation for a kitchen, a hallway, and a toilet. The living room has access to a **balcony with beautiful views of the garden**. In the attic level is 1 large and 1 smaller bedroom, a bathroom (with a shower and toilet) and a **dressing room**.

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 119.3 m², balcony 5.7 m², cellar 7.9 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 Residence Bílá Ruže si vyhraňuje právo na změny. Všechné materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně plochy přilehající k vnitřním nosným stěnám a vnitřního zařízení. 366/2013 Sb.

BÍLÁ RŮŽE
RESIDENCE

Byt 5

Dispozice 3+KK
Podlaží 2. NP + podkrovní

- 1 Vstupní hala 5,80 m²
- 2 Obývací pokoj s kuchyní 49,70 m²
- 3 WC 1,60 m²
- 5 Schodiště a chodba 12,50 m²
- 6 Ložnice 21,20 m²
- 7 Pokoj 8,80 m²
- 8 Koupelna s WC 8,80 m²
- 9 Šatna 4,90 m²

Užitná plocha	113,30 m ²
Podlahová plocha*	119,30 m ²
4 Balkon	5,70 m ²
Sklepní kóje	7,90 m ²
Celková plocha	132,90 m²

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE
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