



Apartment One-bedroom (2+kk)

Sold

42.2 m², Klatovy, Kašperské Hory, Náměstí





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Total area	46 m ²
Floor area*	42 m ²
Balcony	4 m ²
Parking	Outdoor parking space
Cellar	4 m ²
PENB	C
Reference number	101575

This new, spacious and stylish 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.

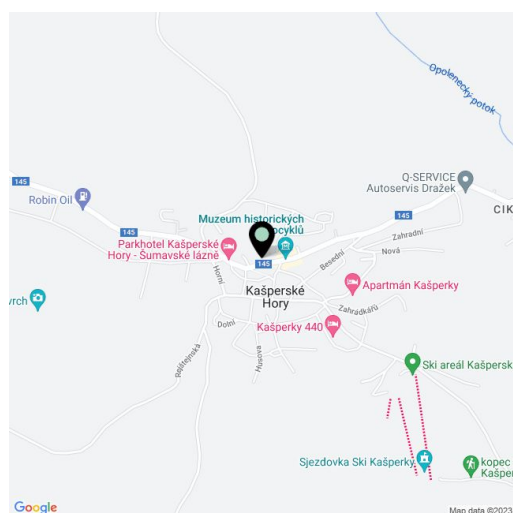
The generously apportioned layout consists of a living space with a preparation for a kitchen and **a balcony**, a bedroom, a bathroom (with a shower and toilet), and a spacious entrance hall.

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 42.2 m², balcony 3.7 m², cellar 4.4 m².

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



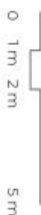
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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*Projekt Residence Bílá Ruže si vyhrazuje právo na změny. Všechné materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přilek a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.

Byt 7

Dispozice 2+KK
Podlaží 2. NP

- | | | |
|---|-------------------------|----------------------|
| 1 | Vstupní hala | 3,50 m ² |
| 2 | Obývací pokoj s kuchyní | 22,00 m ² |
| 3 | Koupelna s WC | 4,10 m ² |
| 4 | Ložnice | 11,60 m ² |

Užitná plocha 41,20 m²
Podlahová plocha* 42,20 m²

5	Balkón	3,70 m ²
	Sklepní koje	4,40 m ²

Celková plocha 50,30 m²

BÍLÁ RUŽE
RESIDENCE

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