



Apartment One-bedroom (2+kk)

Sold

78 m², Klatovy, Kašperské Hory, Náměstí





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| | |
|------------------|-----------------------|
| Total area | 82 m ² |
| Floor area* | 78 m ² |
| Balcony | 4 m ² |
| Parking | Outdoor parking space |
| Cellar | 6 m ² |
| PENB | C |
| Reference number | 101578 |

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.

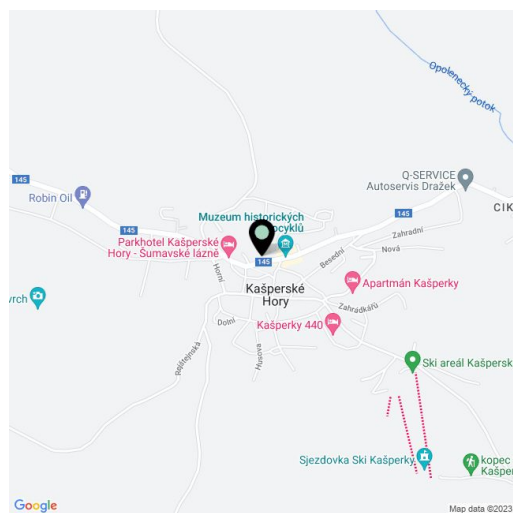
The generously apportioned layout consists of a living space with a preparation for a kitchen, a bedroom with a **balcony**, a bathroom (with a shower and toilet), a walk-in wardrobe, and a spacious entrance hall.

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 78 m², balcony 4 m², cellar 6.2 m².

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



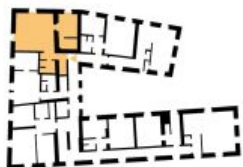
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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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 vnitřního natřzení 3/6/2013 Sp.

BÍLÁ RŮŽE
REZIDENCE

Byt 10

Dispozice 2+KK
Podlaží 2. NP

| | | |
|---|-------------------------|----------------------|
| 1 | Vstupní hala | 8,70 m ² |
| 2 | Koupelna s WC | 5,70 m ² |
| 3 | Obývací pokoj s kuchyní | 42,20 m ² |
| 4 | Ložnice | 14,30 m ² |
| 5 | Šatna | 5,90 m ² |

Užitná plocha 76,80 m²
Podlahová plocha* 78,00 m²

| | | |
|---|--------------|---------------------|
| 6 | Balkón | 4,00 m ² |
| | Sklepní kóje | 6,20 m ² |

Celková plocha 88,20 m²

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