



## Apartment One-bedroom (2+kk)

Sold

78 m<sup>2</sup>, Klatovy, Kašperské Hory, Náměstí





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Total area	82 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Outdoor parking space
Cellar	6 m <sup>2</sup>
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.**

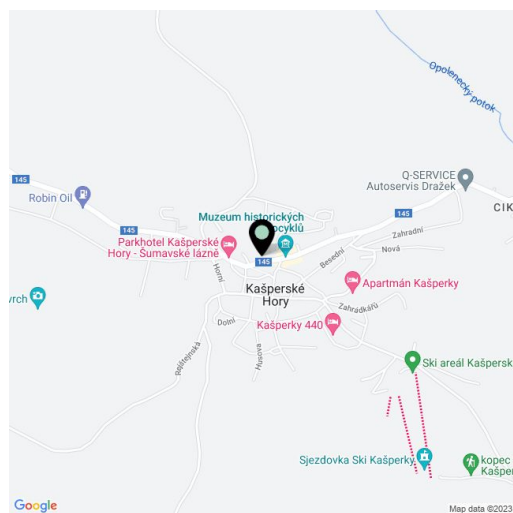
The generously apportioned layout consists of a living space with a preparation for a kitchen, a bedroom with a **balcony**, a bathroom (with a shower and toilet), a walk-in wardrobe, and a spacious entrance hall.

**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 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 6.2 m<sup>2</sup>.

For more information, please visit the project website [www.rezidencebilaruze.cz](http://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.

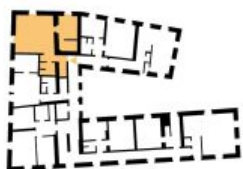




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\*Projekt Rezidence Bílá Ružička si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přileh a vnitřních nosných stěn dle výšního náčrtu 3/66/2013 Sp.

BÍLÁ RŮŽE  
REZIDENCE

## Byt 10

Dispozice 2+KK  
Podlaží 2. NP

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

Užitná plocha 76,80 m<sup>2</sup>  
Podlahová plocha\* 78,00 m<sup>2</sup>

- 6 Balkon 4,00 m<sup>2</sup>
- Sklepní kóje 6,20 m<sup>2</sup>

Celková plocha 88,20 m<sup>2</sup>

svoboda&williams | CHRISTIE'S  
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