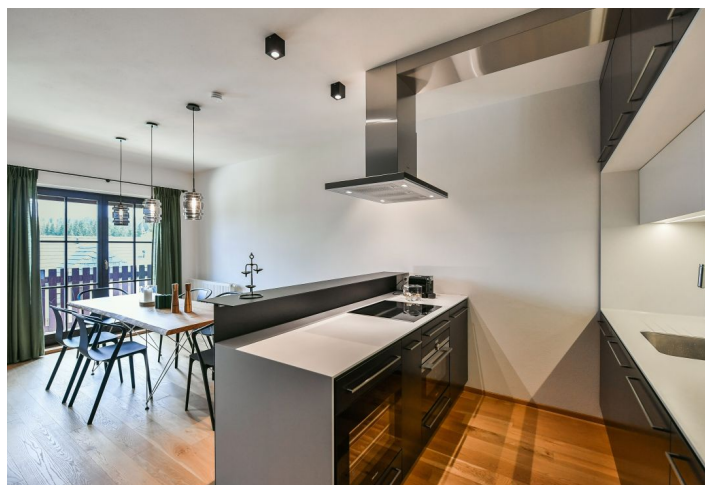




## Apartment Two-bedroom (3+kk)

€ 671 434 | CZK 16 900 000

119 m<sup>2</sup>, Klatovy, Srní





## Apartment Two-bedroom (3+kk)

€ 671 434 | CZK 16 900 000

119 m<sup>2</sup>, Klatovy, Srní

Total area	124 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	2 parking spaces behind the gate
Cellar	Yes
PENB	B
Reference number	101590

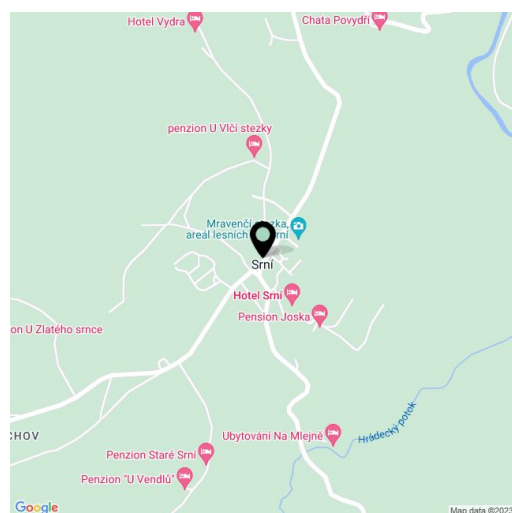
**This designer duplex apartment with a balcony overlooking the beautiful Šumava landscape, with parking and a cellar adapted for completely comfortable use, is part of a private recreational complex with professional maintenance. The building is set in a unique place in the middle of the beautiful Šumava National Park and has an ideal location for trips to Poledník, Modrava, or countless other destinations.**

The entrance level of the apartment (on the 1st floor of the building) consists of a living room with an adjoining kitchen and dining area leading to a **balcony with unobstructed countryside views**. There is also 1 bedroom, a bathroom, a utility room with storage space, and an entrance hall. On the upper level is a living space with a **study**, a bedroom with a **dressing room**, and a bathroom. The attic provides **storage space**.

The apartment building (without an elevator) was built in 2013; the offered housing unit was the last to be completed in 2018-2021. The interior was created by a **renowned architect** down to the last detail. Floors are **wooden**, as are the interior paneled doors; the large wooden windows have **automatic shading** (according to temperature or timing, with direct remote control even via the Internet). The kitchen is modern and fully equipped, and the countertop is made of **Hi-Macs artificial stone**, complemented by a **bar made of black komaxite**. **Origami shelves** and fittings are made from the same material. The most striking element of the interior is the **atypical staircase**. Joinery materials are made of brushed solid oak, complete with **Vitra elements**. Electric heating can be controlled remotely throughout the entire area; the floors in the hallway and bathrooms with **hexagonal tiles** are heated by electricity with remote regulation. Sanitary ware is by Hansgrohe. The apartment includes a **balcony, a cellar cubicle, and a parking space for 2 cars**. The building has a satellite antenna and distribution for **Skylink** reception. **Excellent drinking water** from a water well with modern technology is provided. You can park on the large lot; the property includes a **relaxation area with views of the Křemelná Valley** and there is also a playground and a fire pit.

**This unique place** nestled among the meadows and forests is adjacent to **the first zone of the national park**. The surrounding nature is full of bike paths and hiking trails; in winter cross-country trails—the **Vchynicko - Tetov Canal** is a couple dozen meters away. The location guarantees **perfect privacy**; further development in the vicinity is impossible. The area is easily accessible, and the drive from Prague, which now takes about 2 hours, will be even shorter after the completion of the D4 highway.

According to the owner's declaration, the floor area is 118.7 m<sup>2</sup>,



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

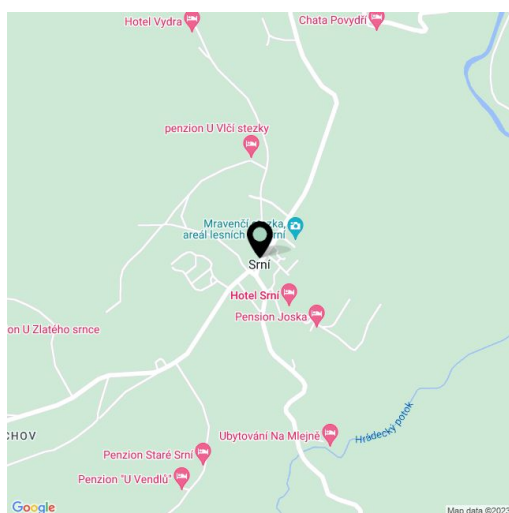


## Apartment Two-bedroom (3+kk)

€ 671 434 | CZK 16 900 000

119 m<sup>2</sup>, Klatovy, Srní

Total area	124 m <sup>2</sup>	balcony 4.84 m <sup>2</sup> .
Floor area*	119 m <sup>2</sup>	
Balcony	5 m <sup>2</sup>	
Parking	2 parking spaces behind the gate	
Cellar	Yes	
PENB	B	
Reference number	101590	



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

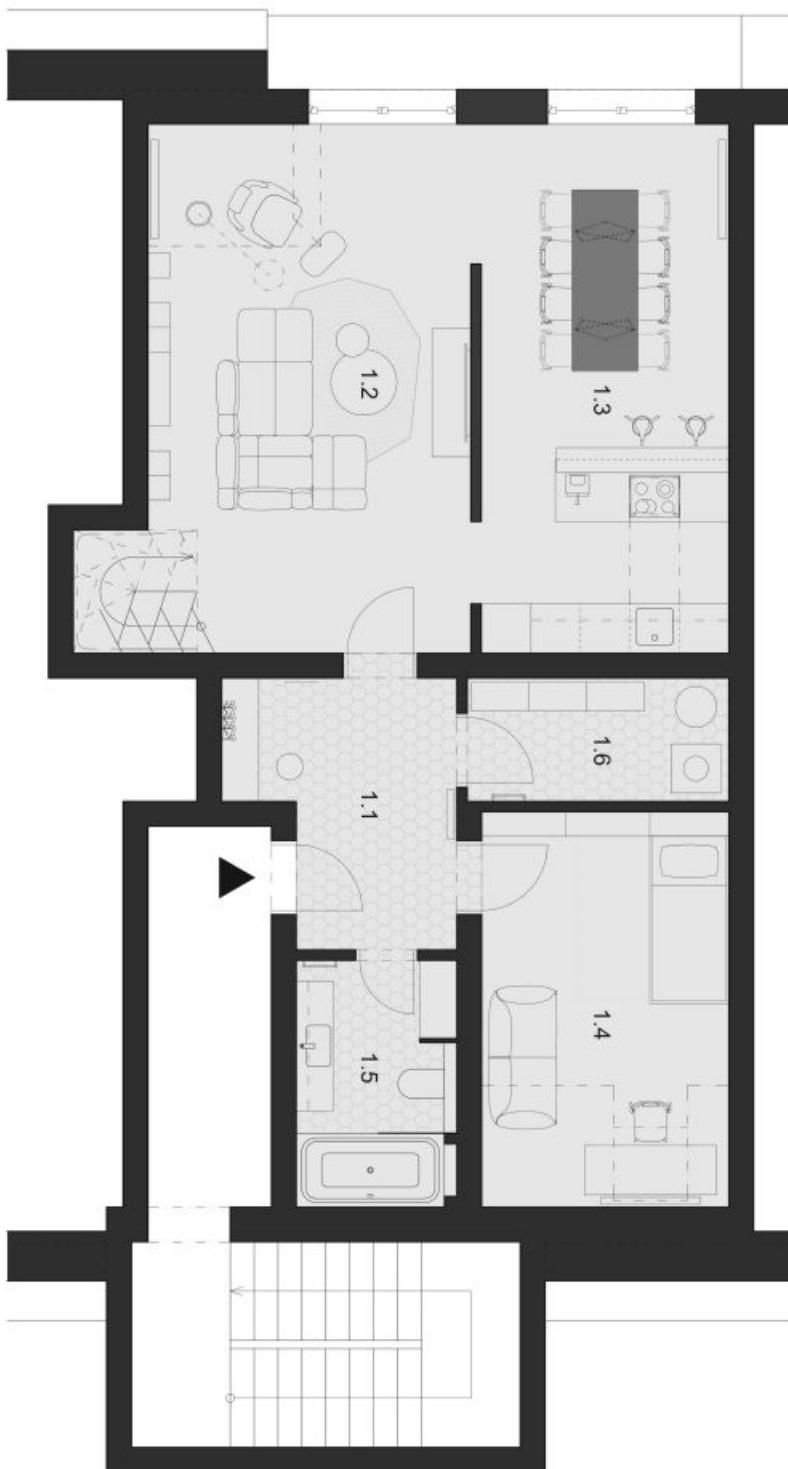


## Apartment Two-bedroom (3+kk)

€ 671 434 | CZK 16 900 000

119 m<sup>2</sup>, Klatovy, Srní

- 1.1 hala
- 1.2 obývací pokoj
- 1.3 kuchyň s jídelnou
- 1.4 pokoj
- 1.5 koupelna
- 1.6 technická místnost a sklad







## Apartment Two-bedroom (3+kk)

€ 671 434 | CZK 16 900 000

119 m<sup>2</sup>, Klatovy, Srní

- 2.1 obytňový prostor
- 2.2 koupelna
- 2.3 ložnice
- 2.4 šatna

