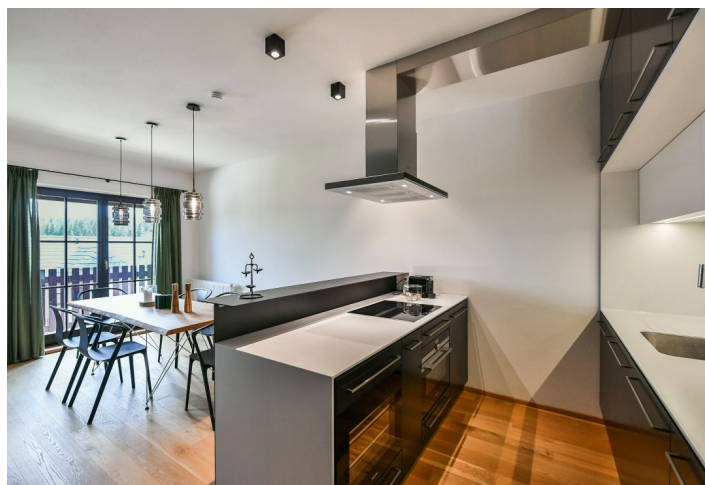




Apartment Two-bedroom (3+kk)

€ 671 568 | CZK 16 900 000

119 m², Klatovy, Srní





Apartment Two-bedroom (3+kk)

€ 671 568 | CZK 16 900 000

119 m², Klatovy, Srní

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

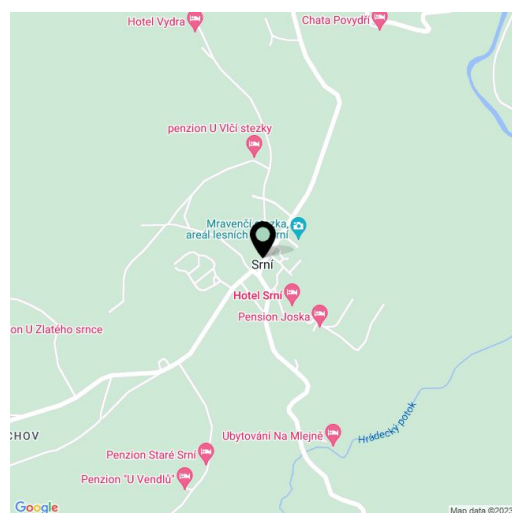
This designer duplex apartment with a balcony overlooking the beautiful Šumava landscape, with parking and a cellar adapted for completely comfortable use, is part of a private recreational complex with professional maintenance. The building is set in a unique place in the middle of the beautiful Šumava 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 m²,



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

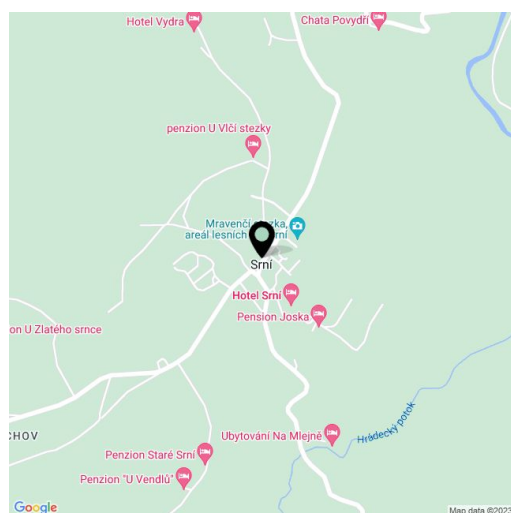


Apartment Two-bedroom (3+kk)

€ 671 568 | CZK 16 900 000

119 m², Klatovy, Srní

Total area	124 m ²	balcony 4.84 m ² .
Floor area*	119 m ²	
Balcony	5 m ²	
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)

€ 671 568 | CZK 16 900 000

119 m², 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)

€ 671 568 | CZK 16 900 000

119 m², Klatovy, Srní

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

