



Apartment Two-bedroom (3+kk)

€ 395 763 | CZK 9 995 000

87.9 m², Klatovy, Kašperské Hory, Náměstí





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Total area	92 m ²
Floor area*	88 m ²
Balcony	4 m ²
Parking	Outdoor parking space
Cellar	6 m ²
PENB	C
Reference number	101591

This new stylish duplex 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.

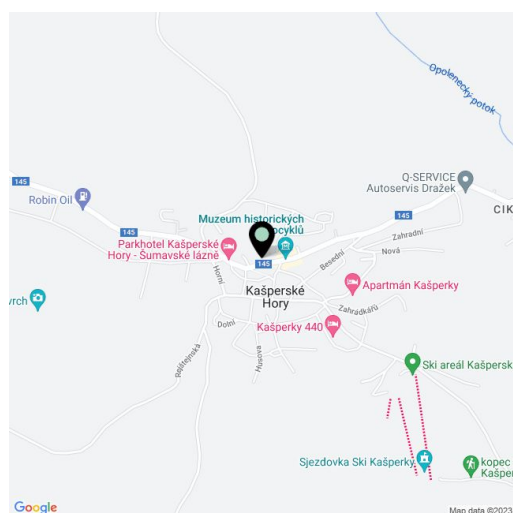
The entrance level (on the 1st floor of the building) consists of an open living space with a preparation for a kitchen, a hallway, a storeroom, and a toilet. The living room has access to **a balcony with beautiful views of the garden**. In the attic level are 2 bedrooms and a bathroom (with a shower and toilet).

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 87.9 m², balcony 3.7 m², cellar 6.3 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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0 1 m 2 m 5 m



*Projekt Rezidence 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 výštinového náčrtu 3566/2013 Sp.

Byt 6

Dispozice 3+KK
Podlaží 2. NP + podkrovní

1	Vstupní hala	9,30 m ²
2	Obývací pokoj s kuchyní	21,90 m ²
3	WC	1,50 m ²
4	Sklad	3,20 m ²
6	Schodiště a chodba	10,60 m ²
7	Ložnice	14,20 m ²
8	Pokoj	11,70 m ²
9	Koupelna	11,70 m ²

Užitná plocha 84,10 m²Podlahová plocha* 87,90 m²

5	Balkón	3,70 m ²
	Sklepní kóje	6,30 m ²
Celková plocha		97,90 m ²

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
EKLUZIVNÍ ZASTOUPENÍNa Zátorce 1, 160 00, Praha 6
+420 257 328 281
rezidencebilaruze.cz info@rezidencebilaruze.czBÍLÁ RUŽE
REZIDENCE



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EXKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Na Perštýně 2, 110 00, Praha 1
+420 (257) 528 (281)
rezidencebilaruze.cz info@rezidencebilaruze.cz