



Apartment Two-bedroom (3+kk)

Sold

98.5 m², Klatovy, Kašperské Hory, Náměstí





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Total area	104 m ²
Floor area*	99 m ²
Balcony	6 m ²
Parking	Outdoor parking space
Cellar	7 m ²
PENB	C
Reference number	101592

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.

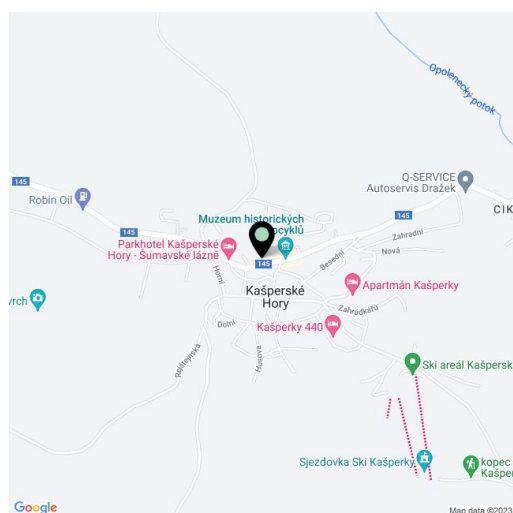
The entrance level (on the 1st floor of the building) consists of an open living space with a preparation for a kitchen, a hallway, a storeroom, and a toilet. The living room has access to **a balcony with beautiful views of the garden**. In the attic level are 2 bedrooms and a bathroom (with a shower 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 98.5 m², balcony 5.7 m², cellar 7.2 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.



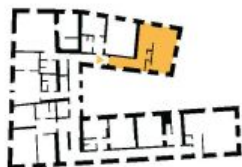
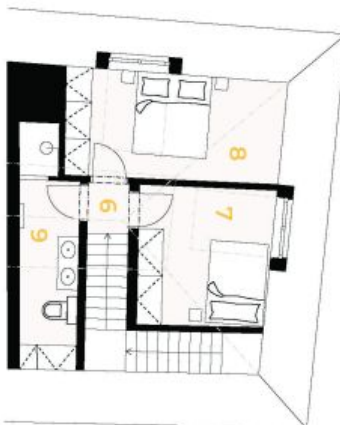
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podkroví



*Projekt Residence Bílá Ruže si vyhraňuje právo na změny. Všechné materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně předstřežek a vnitřních nosných stěn dle výšního nřízení 366/2013 Sb.

Byt 12

Dispozice 3+KK
Podlaží 2. NP + podkroví

1	Vstupní hala	11,80 m ²
2	Obývací pokoj s kuchyní	36,20 m ²
3	WC	1,60 m ²
4	Sklad	1,60 m ²
6	Schodiště	7,90 m ²
7	Pokoj	10,90 m ²
8	Ložnice	13,60 m ²
9	Koupelna	7,90 m ²

Užitná plocha 91,50 m²

Podlahová plocha* 98,50 m²

5	Balkón	5,70 m ²
	Sklepní kóje	7,20 m ²

Celková plocha 111,40 m²

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