



## Apartment Studio (1+kk)

33.1 m<sup>2</sup>, Český Krumlov, Černá v Pošumaví

€ 242 834 | CZK 6 100 000





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Total area	55 m <sup>2</sup>
Floor area*	33 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	103593

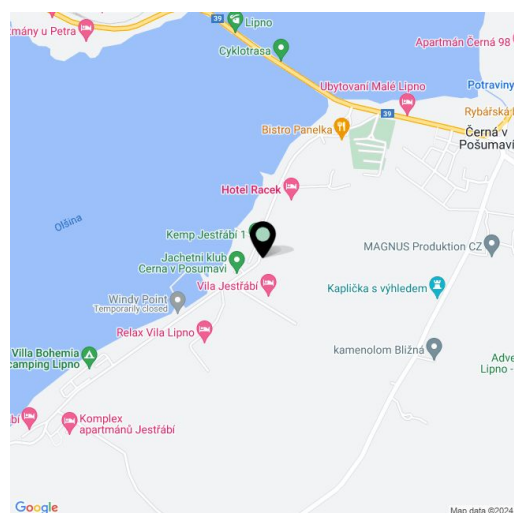
This fully furnished and equipped comfortable apartment with a terrace overlooking the water is part of the Lakeside Apartments Lipno project, which includes a private beach with access to the newly established MOLO Jestřábí marina and a wellness area with a sauna and a swimming pool. An attractive location in Černá v Pošumaví right by a dam, not far from Český Krumlov and the border crossing to Austria.

The layout of the ground floor apartment consists of a living space with a kitchen, a bathroom, an entrance hall, and a toilet. A west-facing terrace with a seating area adjoins the living space.

The quality standard of the equipment includes insulated **aluminum triple-glazed windows** with exterior aluminum blinds or shutters, above-standard **soundproofing** between the apartments, **oak floors**, a preparation for **cooling** and a smart home system, ceramic tiles, and Grohe and Laufen sanitary ware. The ceiling height is **2.7 m**. The kitchen is equipped with an induction hob, dishwasher, electric oven, and fridge-freezer, and the sleeping area provides space for up to **5 people** (2 double beds and 1 single bed). There is plenty of clever storage space. **Eco-friendly underfloor heating** is provided by geothermal wells. The owners can use the **bike room, ski storage, wellness area, and management services**, which, in addition to the usual cleaning of common areas, also consists of a cleaning service, reception, and 24-hour assistance.

Černá v Pošumaví is part of the **Šumava Protected Landscape Area** and is located at the widest point of the **Lipno reservoir**. It is a popular tourist resort sought-after by lovers of yacht sailing, windsurfing, kiteboarding, and other **water sports**. In the vicinity, you can visit the Treetop Trail, a bike park, a family off-road bike trail, a rope park, a water park, a bobsled track, and many other attractions. In winter, you can go **ice skating** or **skiing** nearby, such as in the Austrian Hochficht resort. The location is also attractive thanks to its proximity to **Český Krumlov** and the Austrian border.

Floor area 33.1 m<sup>2</sup>, terrace 21.8 m<sup>2</sup>.



\* 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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\* Lakeside Lipno Apartments si vyhrazuje právo na změny. Všechny materiály a formy jsou pouze orientační. Součástí každé ceny apartmánu není nábytek. Ceník a specifikace mohou být předmět změny bez předvarování. Všechny měření jsou vnitřní a zahrnují sádky a stropy.



**ĽAKESIDE**  
LIPNO APARTMENTS

### APARTMÁN 1.11

01	Obytný prostor	23,06 m <sup>2</sup>
02	Předsíň	4,57 m <sup>2</sup>
03	Koupelna	3,19 m <sup>2</sup>
04	WC	1,58 m <sup>2</sup>
	Příčky	0,72 m <sup>2</sup>

CELKOVÁ PLOCHA	33,1 m <sup>2</sup>
NEZAPOČÍTENO	
Terasa	21,8 m <sup>2</sup>

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