



## Apartment Two-bedroom (3+kk)

Sold

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





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|                  |   |
|------------------|---|
| Total area       | 66 m <sup>2</sup>                       |
| Parking          | Possibility to purchase a parking space |
| Garage           | Yes                                     |
| Cellar           | Yes                                     |
| PENB             | B                                       |
| Reference number | 39726                                   |

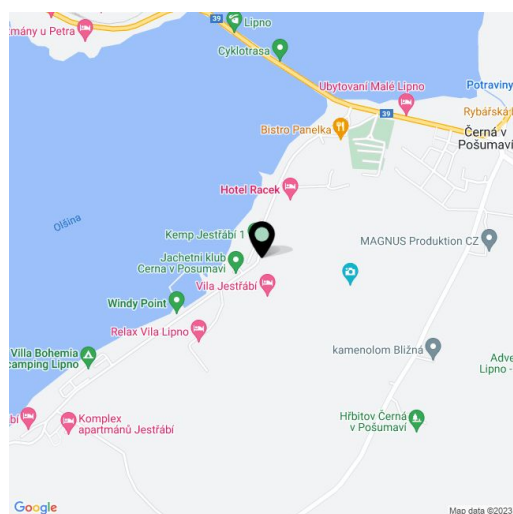
This new duplex apartment is part of the Lakeside Apartments Lipno in Černá v Pošumaví. Finished to a high standard, the comfortable apartment offers unobstructed views of the largest Czech reservoir, a private beach, and a wellness area with a sauna and a pool. An attractive location right next to the Lipno Dam, near Český Krumlov and the Austrian border. The completion date is at the end of 2022.

On the entrance level (on the 1st floor of the building), there is a northwest-facing living room with a preparation for a kitchen, a hallway, and a toilet. Upstairs are 2 bedrooms, a bathroom, and a staircase hall.

The quality standard of the equipment includes insulated aluminum triple-glazed windows with outdoor 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. **Eco-friendly underfloor heating** is provided by 16 geothermal wells that are up to 150 meters deep. The interior can be completed by an architect according to the client's requirements. Owners will be able to take advantage of management services, which, in addition to the usual cleaning and maintenance of common areas, also consists of as needed cleaning of individual apartments, a reception, and 24-hour assistance. It is possible to purchase a **cellar** and a **garage parking space**.

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, bike park, family off-road bike trail, rope park, water park, 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.

Interior 66.3 m<sup>2</sup>.



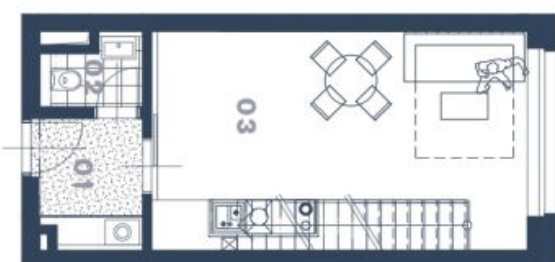
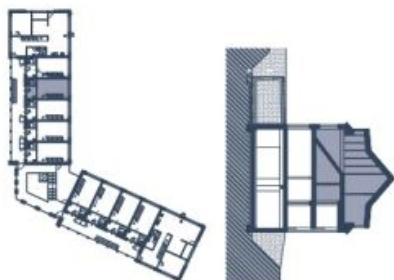
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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\* Lakeside Lipno Apartments si vyhrazuje právo na změny. Všechny měřítelné a přibližné jsou pouze orientační. Součástí každé ceny apartmánu není nábytek. Celková plocha apartmánu je včetně půd, příček a vnitřních rozvahů sítě dle vodorovného řezu 389/2018 SL.

**ĽAKESIDE**  
LIPNO APARTMENTS

### APARTMÁN 2.04

|    |                |                      |
|----|----------------|----------------------|
| 01 | Předsiň        | 4,21 m <sup>2</sup>  |
| 02 | WC             | 1,98 m <sup>2</sup>  |
| 03 | Obýtný prostor | 25,37 m <sup>2</sup> |
| 04 | Pokoj          | 12,36 m <sup>2</sup> |
| 05 | Koupelna       | 4,17 m <sup>2</sup>  |
| 06 | Pokoj          | 11,58 m <sup>2</sup> |
| 07 | Hala           | 4,38 m <sup>2</sup>  |
|    | Příčky         | 2,25 m <sup>2</sup>  |

CELKOVÁ PLOCHA 66,3 m<sup>2</sup>

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