



## Apartment Studio (1+kk)

Sold

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





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Total area	40 m <sup>2</sup>
Floor area*	32 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	42442

This new studio apartment with a terrace 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.

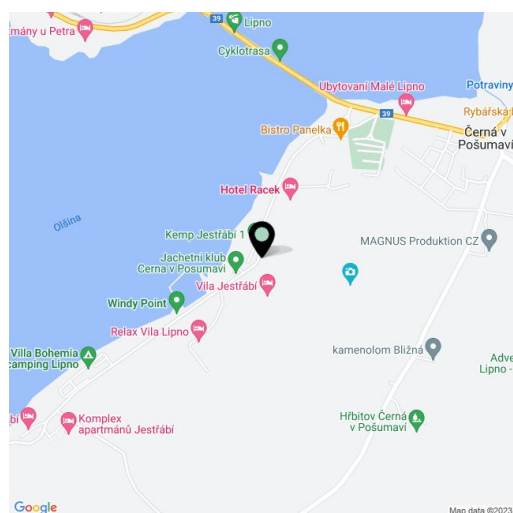
The layout of the ground floor apartment consists of a west-facing living area with a preparation for a kitchen and access to a front garden, a bathroom, a foyer, and a toilet.

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 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.

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 31.6 m<sup>2</sup>, cellar, garden 8.7 m<sup>2</sup>.

The purchase price also includes a **cellar**, which is located at the front door to the apartment.



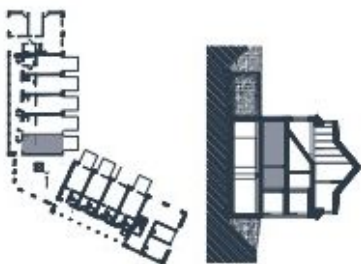
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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\*Lakeside Lipno Apartments je vyhrazeno pro výhradní pronájem. Všechny možnosti a informace jsou pouze orientační. Součástí není any záruka, není náhrada. Celková cena akce (včetně poplatků) je vložena do přílohy a vložena rovněž do všech návrhů. 18/02/2024 Sb.

**ĽAKESIDE**  
LIPNO APARTMENTS

## APARTMÁN 1.07

01	Obývací pokoj	22,36 m <sup>2</sup>
02	Předsíň	4,10 m <sup>2</sup>
03	Koupelna	3,15 m <sup>2</sup>
04	WC	1,47 m <sup>2</sup>
	Příčky	0,52 m <sup>2</sup>

CELKOVÁ PLOCHA		31,6 m <sup>2</sup>
NEZAPOČÍTENO		
Předzahrádka		8,70 m <sup>2</sup>

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Exkluzivní zastoupení