



Apartment One-bedroom (2+kk)

Sold

45.7 m², Klatovy, Kašperské Hory, Náměstí





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| | |
|------------------|------------------------------------------------|
| Total area | 46 m² |
| Front garden | 30 m² |
| Parking | Outdoor parking space is included in the price |
| Cellar | - |
| PENB | C |
| Reference number | 101568 |

This new, spacious and stylish apartment with a front garden 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.

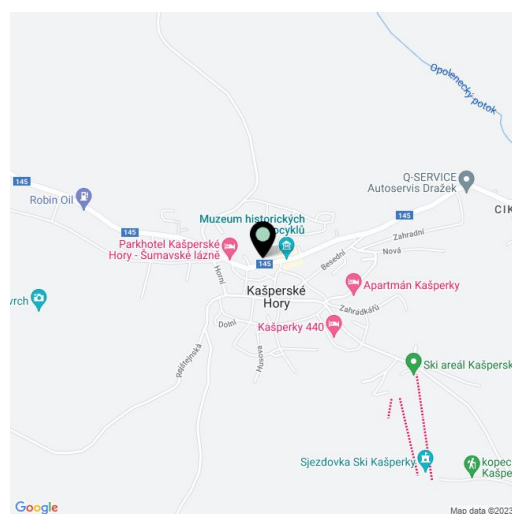
The generously apportioned layout consists of a living space with a preparation for a kitchen, a bedroom, a bathroom (with a shower and toilet), and a spacious entrance hall. A living room and a bedroom have access to the **garden terrace**.

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 45.7 m², garden 29.8 m², cellar 3.2 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.



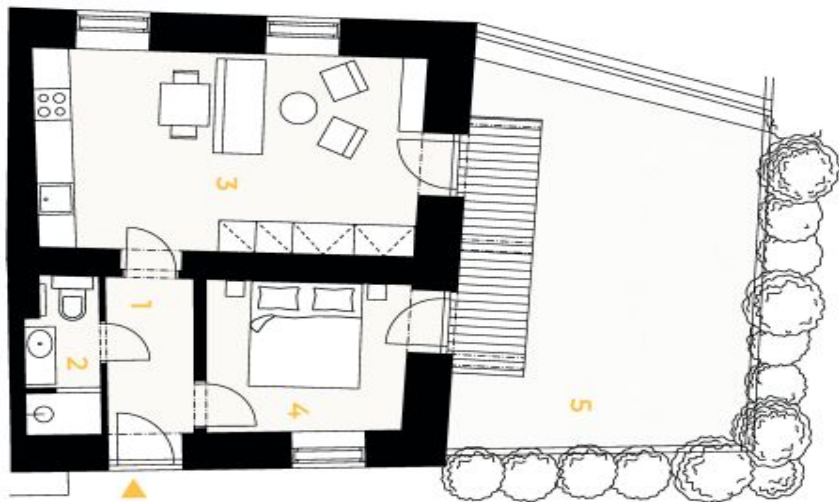
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0 1 m 2 m 5 m



*Projekt Residence Bílá Ruže si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Podlahová plocha bytu je včetně ploch přilek a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.

BÍLÁ RŮŽE^{*}
RESIDENCE

Byt 2

Dispozice 2+KK
Podlaží 1. NP

1 Vstupní hala 4,90 m²
2 Koupelna s WC 3,50 m²
3 Obývací pokoj s kuchyní 24,90 m²
4 Ložnice 10,10 m²

Užitná plocha 43,40 m²
Podlahová plocha* 45,70 m²

5 Předzahrádka 29,80 m²
Sklepní kóje 3,20 m²

Celková plocha 78,70 m²

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