



Apartment Studio (1+kk)

33.1 m², Český Krumlov, Černá v Pošumaví

€ 247 565 | CZK 6 100 000





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Total area	55 m²
Floor area*	33 m²
Terrace	22 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	103593

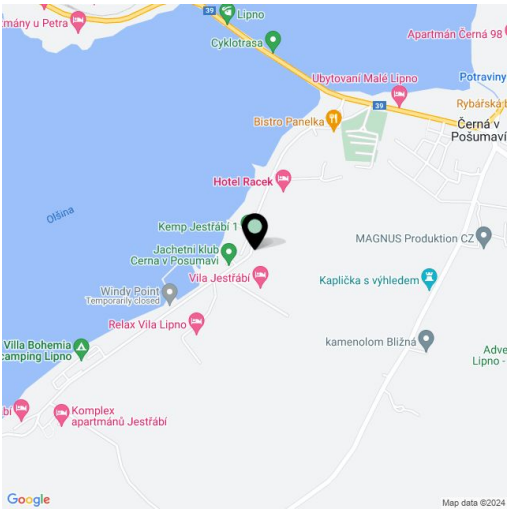
This fully furnished and equipped comfortable apartment with a terrace overlooking the water is part of the Lakeside Apartments Lipno project, which includes a private beach with access to the newly established MOLO Jestřábí marina and a wellness area with a sauna and a swimming pool. An attractive location 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 m², terrace 21.8 m².



* 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 vyhradzuje právo na změny. Všechny materiály a informace jsou pouze orientační. Součástí kupní ceny apartmánu není nábytek. Celková plocha apartmánu je včetně ploch přilek a vnitřních neopracovaných stěn dle včleněného náčrtu 3906/2023 Sb.



ĽAKESIDE
LIPNO APARTMENTS

APARTMÁN 1.11

01	Obytný prostor	23,06 m²
02	Předsíň	4,57 m²
03	Koupelna	3,19 m²
04	WC	1,56 m²
	Přilek	0,72 m²
CELKOVÁ PLOCHA		33,1 m²
NEZAPOČÍTENO		
Terasa		21,8 m²

svoboda&williams

Exkluzivní zastoupení:
CHRISTIE'S
INTERNATIONAL REAL ESTATE