



Apartment Studio (1+kk)

47.2 m², Prachatice, Volary

€ 220 049 | CZK 5 400 000



Šumavský
ráj





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| | |
|------------------|-----------------------|
| Total area | 52 m² |
| Floor area* | 47 m² |
| Loggia | 4 m² |
| Parking | Outdoor parking space |
| Cellar | - |
| PENB | B |
| Reference number | 107939 |

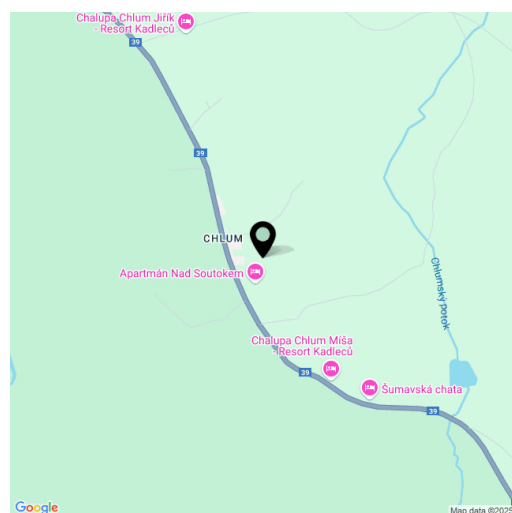
This new one-room apartment with a loggia and parking is part of the ŠUMAVSKÝ RÁJ mountain residence, offering future owners maximum privacy and top-tier technological equipment. Located just 10 minutes from Lipno, in the mystical landscape of the Šumava National Park, it provides an ideal setting for hiking, cycling, or cross-country skiing. Lovers of downhill skiing can take advantage of the Lipno or Hochficht ski resorts.

The apartment, located on the 1st floor of a mountain residence, consists of a spacious living room with a fully equipped kitchen, a bathroom with a shower and an entrance hall. The living room has access to the loggia. The price also includes an outdoor parking space.

The unit is equipped with a **Loxone** smart home system, allowing remote control of heating, lighting, and blinds. Facilities include **wood-aluminum windows** with electric blinds, **high-quality vinyl floors**, underfloor heating, a custom-made kitchen, **ash wood furniture**, and high-speed fiber-optic internet. The equipment also includes a **fireplace stove** that provides warmth and creates a cozy atmosphere. Central heat pumps from **Alpha Innotec** ensure thermal comfort. Common areas are protected by a video surveillance system and include a ski/bike room and a garden with a stone fire pit.

The quiet village of **Chlum u Volar**, located at the very edge of the Šumava National Park, offers easy access to skiing in **Hochficht**, Lipno, Kvilda, or Modrava. The area also offers other recreational activities, such as cycling along the Lipno reservoir, mountain hiking, **MTB**, an indoor pool in Volary, walks to the **Mrtvý Luh** peat bog or the **Soumarský Bridge** lookout tower, and the opportunity to learn about the traditions of **Šumava glassmaking** in nearby **Lenora**. Full civic amenities are available in Volary, 6 km away, and the drive from Prague takes about 2 hours.

Floor area 47.2 m², loggia 4.4 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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Šumavský ráj

Apartmán

PRAŠILY

2 NP | 1st floor

1 + kk | studio

- | | | |
|---|-----------------------------|----------|
| 1 | Hala Hallway | 3,96 m² |
| 2 | Koupelna Bathroom | 4,46 m² |
| 3 | Obývací pokoj Living room | 32,88 m² |
| 4 | Hala Hallway | 5,24 m² |

| | |
|-------------------------------|----------|
| Užitná plocha Usable area | 46,54 m² |
| Podlahová plocha Floor area | 47,20 m² |

| | | |
|---|------------------|---------|
| 5 | Lodžie Balcony | 4,40 m² |
|---|------------------|---------|

| | |
|-----------------------------|----------|
| Celková plocha Total area | 51,60 m² |
|-----------------------------|----------|

Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením vlády č. 386/2013 Sb.
Tento výkres byl zpracován pro marketingové účely.

