



## Apartment One-bedroom (2+kk)

56.16 m², Prachatice, Volary

€ 247 917 | CZK 6 100 000



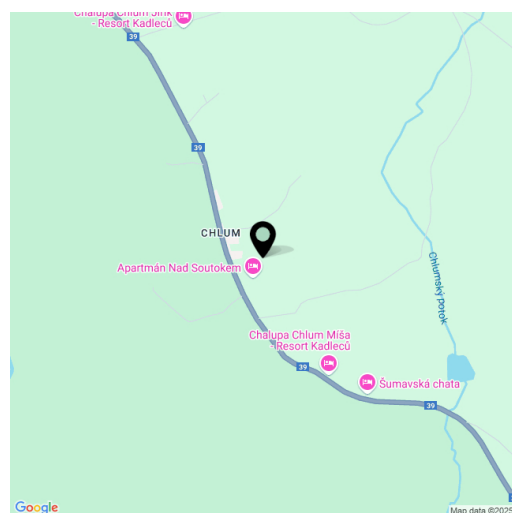


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Total area	74 m²
Floor area*	56 m²
Terrace	18 m²
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	107942



\* 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.

This new two-room apartment with a terrace 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 ground floor of a mountain residence, consists of a living room with a fully equipped kitchen, a bedroom, a bathroom with a shower and an entrance hall. The living room has access to the **terrace** and shared garden. 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 Volary**, 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 56.1 m², terrace 18 m².





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Šumavský ráj

Apartment

MODRAVA

1 NP | ground floor

2 + kk | 1 bdrm

1 Hala | Hallway

2 Koupelna | Bathroom

3 Obývací pokoj | Living room

4 Ložnice | Bedroom

6,37 m²

5,59 m²

29,85 m²

11,89 m²

Užitná plocha | Usable area

Podlahová plocha | Floor area

53,70 m²

56,16 m²

5 Terasa | Terrace

18,00 m²

Celková plocha | Total area

74,16 m²

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

