



Apartment Two-bedroom (3+kk)

Ask for price

92.3 m², Klatovy, Kašperské Hory, Náměstí





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Total area	92 m²
Parking	500 000 CZK
Cellar	10 m²
PENB	C
Reference number	108054

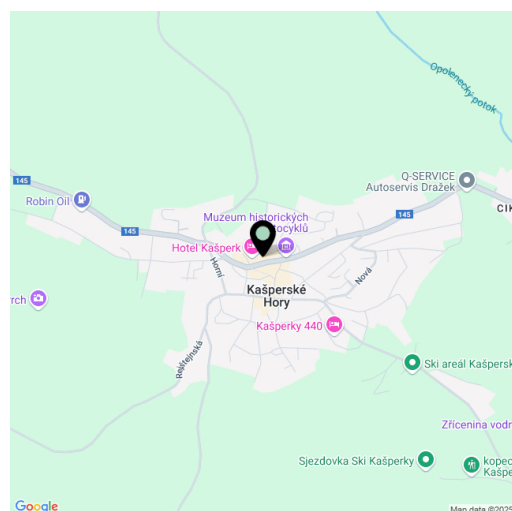
This new, spacious and stylish apartment is in the unique Bílá Růže Residence, which is currently being built in the urban conservation reserve of the picturesque town of Kašperské Hory, located in a beautiful landscape near Šumava National Park. The expected completion date is in Q2/2025.

The generously designed layout consists of a living space with a preparation for a kitchen, two bedrooms, a bathroom (with a shower and toilet), a separate toilet, a storage room, and a spacious entrance hall.

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 **2 cellars and 2 outdoor parking spaces (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 92.3 m², cellar 10.2 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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0 1 m 2 m 5 m



*Projekt Realitní kanceláře svoboda&williams a Christie's International Real Estate. Všechny údaje a informace jsou pouze orientační. Součástí nabídky není podrobný popis a výkresy. Všechny údaje a informace jsou pouze orientační. Součástí nabídky není podrobný popis a výkresy. Všechny údaje a informace jsou pouze orientační. Součástí nabídky není podrobný popis a výkresy.

BÍLÁ RŮŽE
REZIDENCE

Byt 16 + 17

Dispozice 3+KK
Podlaží podkrovní

- | | | |
|---|-----------------|----------|
| 1 | Vstupní hala | 5,70 m² |
| 2 | Obýtná místnost | 42,10 m² |
| 3 | Ložnice | 14,10 m² |
| 4 | Pokoj | 12,70 m² |
| 5 | Koupelna s WC | 4,10 m² |
| 6 | Šatna | 4,30 m² |
| 7 | Koupelna s WC | 5,80 m² |

Užitná plocha	88,80 m²
Podlahová plocha*	92,30 m²
Sklepní kóje	10,20 m²
Celková plocha	102,50 m²

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