



## Apartment Studio (1+kk)

21.4 m², Český Krumlov, Černá v Pošumaví

**Sold**



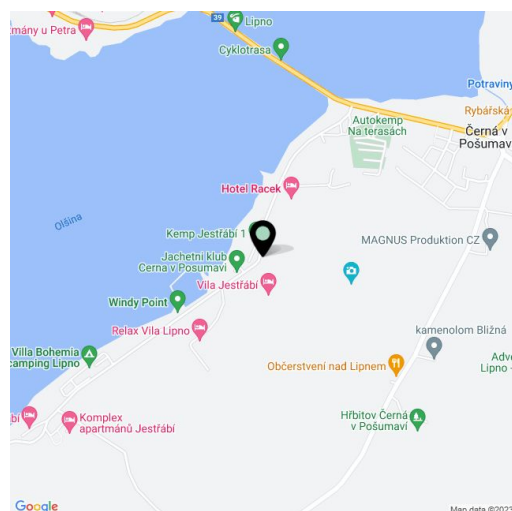


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Total area	21 m²
Parking	-
Cellar	-
PENB	B
Reference number	39741



\* 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 semi-residential unit is part of the Lakeside Apartments Lipno in Černá v Pošumaví. Finished to a high standard, the comfortable space offers unobstructed views of the largest Czech reservoir, a private beach, and a wellness area with a sauna and a pool. An attractive location right next to the Lipno Dam, near Český Krumlov and the Austrian border. The completion date is at the end of 2022.

The layout of the 1st floor unit consists of a southwest-facing room glazed on both sides. The quality standard of the equipment includes insulated aluminum triple-glazed windows with outdoor aluminum blinds or shutters, above-standard **soundproofing** between the units, **oak floors**, a preparation for **cooling** and a smart home system, ceramic tiles, and Grohe and Laufen sanitary ware. **Eco-friendly underfloor heating** is provided by 16 geothermal wells that are up to 150 meters deep. Owners will be able to take advantage of management services, which, in addition to the usual cleaning and maintenance of common areas, also consists of as needed cleaning of individual apartments, a 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, bike park, family off-road bike trail, rope park, water park, 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.

Interior 21.35 m².

Subject to special legal conditions.





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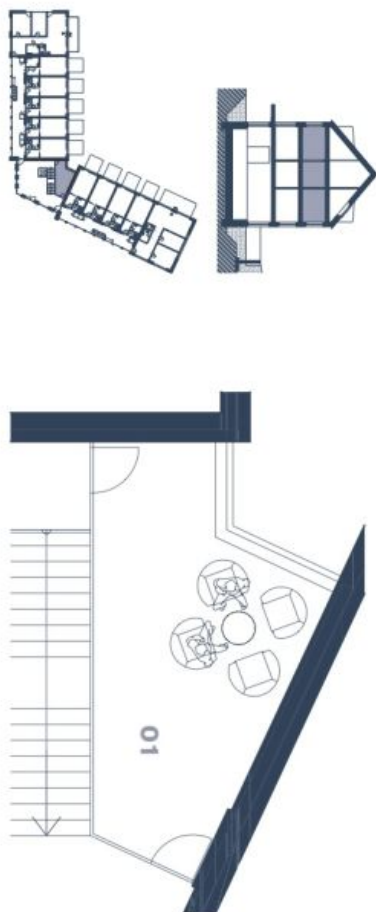
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\*Lakeside Lipno Apartments s.r.o. poskytl plánovací přílohu mapy. Všechny materiály a informace jsou pouze orientační. Součástí kupní ceny apartmánu není nábytek. Celková plocha apartmánu je včetně všech příček a vnitřních nosných stěn dle vnitřního měření 386/2013 Sb.



### ATELIÉR 2.13

01	Ateliér	21,35 m²
	CELKOVÁ PLOCHA	21,4 m²

ĽAKESIDE  
LIPNO APARTMENTS

Exkluzivní zastoupení:  
**svoboda&williams | CHRISTIE'S**  
INTERNATIONAL REAL ESTATE