



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# Modern one-bedroom apartment in heart of Horní Planá



**Horní Planá**  
Location

**58 m<sup>2</sup>**  
Floor area

**2 rooms**  
Proposition

**219 000 EUR**  
Price with 12% vat

## Description

Introducing This Premium Apartment with Modern Design, Top-Quality Amenities, and a Range of Services, Located Directly on the Square in Horní Planá

This high-standard 2+kk unit features an entryway, a living area with a kitchen, and a bedroom, seamlessly connected to a bathroom and toilet.

The apartment itself combines elegance and practicality. Each unit is fully furnished with custom-made solid wood furniture and a kitchen equipped with state-of-the-art LORD appliances (dishwasher, induction cooktop, oven, extractor hood, refrigerator with freezer), all with a 5-year warranty. Comfort is ensured by underfloor heating, which can be controlled via the Loxone smart home system, allowing easy management of temperature, lighting, and security directly from a mobile app.

The bathroom, featuring large-format tiles, premium fixtures, a walk-in shower, and black fittings, adds a touch of sophistication to the space.

## Real estate specialist



**Ing. Marek Ertl**

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This apartment is part of a new project in Horní Planá, developed around a historic townhouse and consisting of three sections: the renovated historic building and two newly constructed buildings. The project includes 31 apartments for sale with layouts of 4+kk, 3+kk, 2+kk, and 1+kk, ranging in size from 37 m<sup>2</sup> to 90 m<sup>2</sup>. If you're interested in the full apartment offer, please submit an inquiry.

The complex features a secure inner courtyard with parking, a ski and bike storage room, private storage units, and an exclusive wellness center in the basement. Additionally, for investors, a short-term rental management service is available. Completion is scheduled for spring 2025.

Located near the Šumava nature reserve, a water reservoir, and ski resorts, the property is also in the heart of Horní Planá, offering full amenities and ideal conditions for year-round sports and recreation.

#### □ Key Features:

- ✓ Fully furnished interior – Designed with elegance, quality, and functionality in mind.
- ✓ Loxone smart home system – Easily control lights, heating, and shading.
- ✓ Wellness center in the building – Relax in the private wellness area within the residence.
- ✓ Bike and ski storage for residents – Secure space for storing sports equipment.
- ✓ Private parking – Convenient parking without additional investment.

This is a unique opportunity to own an exclusive apartment at Lipno, perfect for personal use or rental investment. Secure your new family retreat in a prime lakeside location surrounded by breathtaking nature.

Contact a Lipno investment specialist today for more information or to schedule a viewing.

## Parameters

Reference number:	<b>713105</b>	Sewerage:	<b>Municipal</b>
Type:	<b>Apartment</b>	Water:	<b>Water supply</b>
Ownership:	<b>Personal</b>	Floor:	<b>1st floor</b>
Price with 12% vat :	<b>5 490 000CZK</b>	Floor area:	<b>58 m<sup>2</sup></b>
Address:	<b>Horní Planá, Horní Planá</b>	Energy Class:	<b>C - Economical</b>
Construction type:	<b>Brick</b>	Disposition:	<b>2 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map





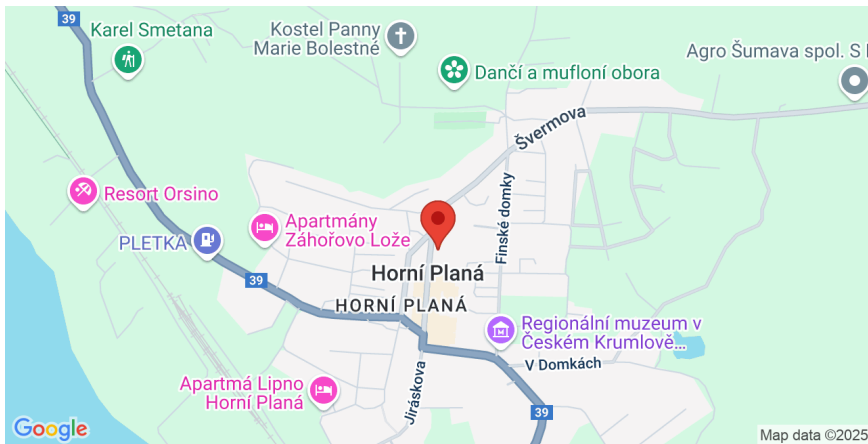
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