



# Modern 2-bedroom apartment with loggia, and private garden



**Frymburk**  
Location

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

**3 rooms, garden**  
Proposition

**255 000 EUR**  
Price

## Description

Introducing this premium apartment with a private garden, part of a newly built house in Frymburk.

This is unit "B", designed for 4-5 people, featuring a well-thought-out floor plan centered around a spacious living room connected to an open-plan kitchen, dining area, and access to the terrace. The layout also includes two bedrooms, a bathroom with a toilet, and a utility room suitable for storing luggage, bicycles, and more. The price includes flooring, interior doors, sanitary fixtures, and two private parking spaces. Highlights include large portal windows, a covered loggia, and the use of an additional 30 m<sup>2</sup> private garden. This apartment is designed for comfortable recreation for your family and guests.

The apartment is part of a single-story, timber-frame house with a gable roof and three residential units. The building is well-insulated according to Czech building standards (ČSN), with façade insulation and mineral plaster combined with Siberian larch cladding. Final inspection (occupancy permit) was completed in January 2023.

## Real estate specialist



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Heating is provided by a PROTHERM 6 kW electric boiler connected to underfloor heating, with full preparation for the installation of a heat pump. The living room also has a chimney ready for a fireplace stove. The unit includes a share of the common garden area, which spans 571 m<sup>2</sup>. The neighboring unit "C" is also available for sale.

In the surrounding area of Frymburk, you'll find everything you need for living or holiday stays—shops, cafés, cycling paths, a wellness center, a beach, and more. Located near the largest body of water in the heart of the Bohemian Forest, this region is attractive year-round.

Secure your new family retreat in a top location by the water and in beautiful nature—an investment with regular rental income and long-term value growth as tourism around Lake Lipno continues to rise. We exclusively offer year-round maintenance and rental management during your absence.

Contact a local investment property specialist for more information or to schedule a non-binding viewing.

## Parameters

Reference number:	<b>648656</b>	Floor:	<b>Ground floor</b>
Type:	<b>Apartment</b>	Floor area:	<b>74.8 m<sup>2</sup></b>
Ownership:	<b>Personal</b>	Energy Class:	<b>B - Very economical</b>
Price :	<b>255 000 EUR</b>	Loggia:	<b>5.76 m<sup>2</sup></b>
Address:	<b>Frymburk, Frymburk</b>	garden:	<b>30 m<sup>2</sup></b>
Construction type:	<b>Timber Construction</b>	Disposition:	<b>3 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map



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