



LIPNO REAL  
Exclusive real estate around lake  
Lipno

+420 601 005 006  
[info@lipno-real.com](mailto:info@lipno-real.com)  
[www.lipno-real.com](http://www.lipno-real.com)

# Building plot of 957 m<sup>2</sup> with views of Lake Lipno - Maňava, Horní Planá



**Horní Planá**

Location

**957 m<sup>2</sup>**

Plot size

**159 900 EUR**

Price

## Description

We offer for sale an attractive building plot with a view of Lake Lipno, located in the peaceful area of Maňava.

This fully serviced plot of 957 m<sup>2</sup> is situated on elevated ground, offering beautiful views of the Lipno reservoir and the hills of the Šumava Mountains. It is an ideal choice for building a family house in one of the quietest parts of the Lipno region - in a clean environment surrounded by nature. If desired, adjacent plots are also available, with the possibility to extend the total area up to 4,000 m<sup>2</sup>.

Access is from a public road. An electrical connection is already completed, and the municipal sewer system is available at the plot boundary. The price includes co-ownership of the access road. A private well needs to be drilled for the water supply.

## Real estate specialist



**Ing. Marek Ertl**

[m.ertl@group-df.cz](mailto:m.ertl@group-df.cz)

+420 601 005 006





According to the valid zoning plan, the plot is designated as a mixed-use recreational residential area (SOR). These zones allow for both recreational use and permanent living in a high-quality natural setting. Construction of residential, lodging, and recreational buildings is permitted, as well as civic amenities. The maximum allowed building coverage is 25%. A one-story building with a basement (sunken lower level) and an attic may be constructed.

Maňava and its surroundings are a sought-after destination not only for nature lovers but also for active visitors. In summer, enjoy swimming and water sports on Lake Lipno, as well as hiking and cycling on marked trails leading into the Šumava National Park. In winter, benefit from the nearby Austrian ski resort Hochficht or the cross-country ski tracks in the area.

#### Key highlights:

- Beautiful views of Lipno and the Šumava Mountains
- Peaceful location in Maňava, close to nature yet with access to activities
- Electrical connection completed
- Municipal sewer connection available at the plot boundary
- Attractive price

Reserve this property while it's still available and turn your dream of living or vacationing at Lipno into reality. Feel free to arrange a non-binding viewing. We also offer assistance with financing, permitting, construction, and management of short-term rentals.

Contact a local investment specialist for more information.

## Parameters

Reference number:	<b>717863</b>	Sewerage:	<b>In range</b>
Type:	<b>Plot, Construction housing</b>	Water:	<b>Own water well</b>
Ownership:	<b>Personal</b>	Plot size:	<b>957 m<sup>2</sup></b>
Price :	<b>159 900 EUR</b>		
Address:	<b>Horní Planá</b>		
Electricity:	<b>230/400 V</b>		

## Map





LIPNO REAL  
Exclusive real estate around lake  
Lipno

+420 601 005 006

[info@lipno-real.com](mailto:info@lipno-real.com)

[www.lipno-real.com](http://www.lipno-real.com)



All published data contained in this advertisement are for informational purposes only and do not constitute an offer within the meaning of § 1731 or § 1732 of the Civil Code, nor is it a public promise pursuant to § 1733 of the Civil Code. This offer does not entitle anyone to conclude a contract. Lipno Real s.r.o. it mediates data (information) acquired in good faith from the owner of the immovable property and for this reason is not responsible for its completeness, accuracy and accuracy. At the same time, it is not authorized to conclude any contracts connected with the sale of real estate on behalf of the owner of the real estate.

