



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# One bedroom apartment with terrace and garden - VISION LIPNO



**Frymburk**

Location

**49 m<sup>2</sup>**

Floor area

**2 rooms, garden**

Proposition

**240 790 EUR**

Price with 21% vat.

## Description

We present an apartment with a terrace and front garden, part of the premium resort VISION LIPNO, located directly on the shores of Lake Lipno.

This 1-bedroom apartment (2+kk) with a floor area of 49 m<sup>2</sup> offers affordable recreational space for your family and future guests. It is located on the ground floor of an apartment building designed by a renowned architectural studio in harmony with Šumava architectural tradition and with an emphasis on high-quality building materials. The unit includes an entrance hall leading into a spacious living room with a kitchen, dining area, and access to a beautiful terrace and private garden with a unique view of Lake Lipno. The apartment also features a bedroom and a bathroom. The price, inclusive of 21% VAT, covers a private parking space. A storage unit and boat mooring are available at an additional cost.

## Real estate specialist



**Ing. Marek Ertl**

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## EQUIPMENT

Lipno Real s.r.o.  
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The price includes high-end furnishings such as LAUFEN sanitary ware, large-format tiles (120 x 60 cm), and premium wall cladding. The apartment is equipped with high-quality vinyl floors, PRÜM interior doors and frames, and smart home technology connected to a central system that allows remote control of access and security, as well as optimization of heating and lighting. Upon request, a complete interior furnishing package can be provided – including furniture, appliances, and decor – all in a high standard and harmonized with the design of the resort. Visualisations are only for an illustrative purpose, for a detailed list of building specifications and included furnishings, please contact us.

## VISION LIPNO RESORT

This is a unique and attractive resort aimed at all visitor groups, with the potential to become the top leisure destination at Lake Lipno. Available amenities will include a reception, beach bar, and additional services. The resort also features a natural sandy beach, marina with 39 boat slips, children's playground, and dedicated areas for activities such as pétanque, disc golf, and more. A professional rental and facility management team will ensure year-round maintenance, including snow removal, lawn care, and resort services. Additional plots, apartments, and row houses are also available for sale.

## LOCATION

Located on the Kovářov Peninsula, with panoramic views of the largest water surface in the Czech Republic in the heart of the Šumava region, this location is attractive year-round. In spring and autumn, ideal for hiking, nature trips, and cycling. In summer, it welcomes water sports enthusiasts – swimming, yachting, surfing, kiting, and sport fishing. In winter, the area offers nearly 12 km of ski slopes, a ski and snowboard school, a renowned snowpark, cross-country trails, and a children's ski playground.

Secure a property in a private, top location by the water in stunning natural surroundings. An excellent investment opportunity with regular rental income and long-term appreciation in a region of growing tourism. We offer exclusive year-round maintenance and rental management during your absence.

- Unique apartment directly by the water
- Spacious terrace with front garden
- Luxury furnishings and smart home technology
- Parking space included in the price
- Optional storage unit and private boat mooring
- All-in-one resort services, including rental management

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

## Parameters

Reference number:	<b>718488</b>	Water:	<b>planned construction</b>
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Type:	<b>Apartment</b>	Floor:	<b>Ground floor</b>
Ownership:	<b>Personal</b>	Floor area:	<b>49 m<sup>2</sup></b>
Price with 21% vat. :	<b>240 790 EUR</b>	Energy Class:	<b>G - Extremely inefficient</b>
Address:	<b>Frymburk</b>	Terrace:	<b>10 m<sup>2</sup></b>
Construction type:	<b>Brick</b>	garden:	<b>112 m<sup>2</sup></b>
		Basement:	<b>3 m<sup>2</sup></b>
		Disposition:	<b>2 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map



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