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# Two bedroom apartment with terrace and garden – VISION LIPNO










| Frymburk | 73 m² | 3 rooms, garden | 310 970 EUR |
|---|---|---|---|
| Location | Floor area | Proposition | 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 73 m² 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 two additional rooms 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.

EQUIPMENT

## Real estate specialist



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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 ilustrative 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: | **718493** | Water: | **planned construction** |
| Type: | **Apartment** | Floor: | **Ground floor** |
| Ownership: | **Personal** | Floor area: | **73 m²** |



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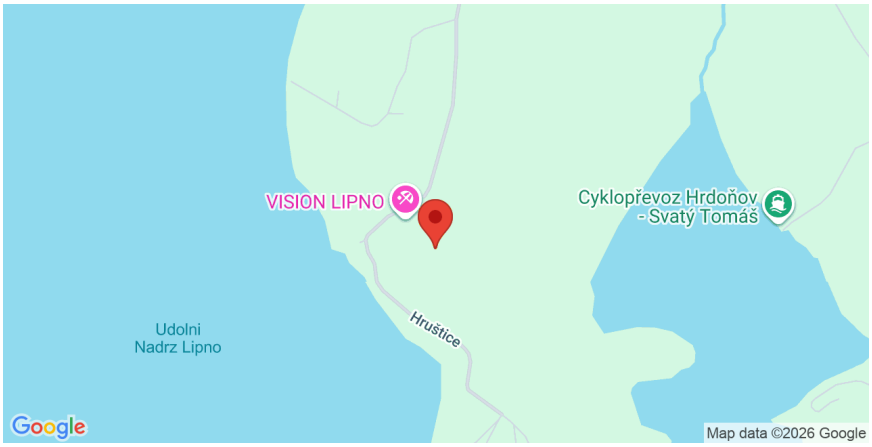
| | | | |
|---|---|---|---|
| Price with 21% vat. : | **310 970 EUR** | Energy Class: | **G - Extremely inefficient** |
| Address: | **Frymburk** | Terrace: | **15.22 m²** |
| Construction type: | **Brick** | garden: | **117 m²** |
| | | Basement: | **3 m²** |
| | | Disposition: | **3 rooms** |
| | | Parking: | **Outdoor reserved** |

## Map

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