

# Exclusive two bedroom duplex apartment in the first row with a view of the marina

















Lipno nad Vltavou

Location

88.89 m<sup>2</sup>

Floor area

**3 rooms**Proposition

235 000 EUR

Price

# **Description**

We are offering for sale a cozy and stylishly furnished duplex apartment (3-room layout with kitchenette) with a terrace and its own boat mooring, located in the first row directly by the marina in the Landal Lipno Resort.

The total area of the apartment is  $94 \text{ m}^2$ , of which the living space is  $88.89 \text{ m}^2$ . From the entrance hall there is access to a separate toilet and a spacious living room connected to the kitchen and the terrace. The terrace offers a beautiful view of the water and surroundings, making it an ideal place to relax after a day of exploring. On the first floor, you will find two bedrooms with views and a bathroom. The apartment is fully equipped and ready for immediate use. Heating and hot water are provided by a gas boiler.

The apartment is part of the Marina Lipno Resort project, which has a 20-year tradition with international reach and is located in the very center of the village. The

## Real estate specialist



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apartment can be used exclusively for your own needs or entrusted for rental. Within the resort you will find parking, a reception, equipment rental, children's playground, marina, beach, restaurant, cycling path, swimming pool, promenade, and more. The entire Lipno area offers a full range of activities and complete amenities, including ski slopes within walking distance. Lipno attracts visitors all year round and offers activities for every season.

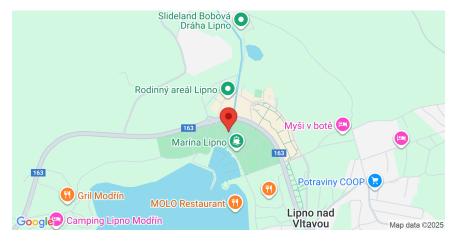
The price also includes a mooring in Marina Lipno for your new boat, taking your Lipno recreation experience to a whole new level.

This apartment offers everything you need for comfortable relaxation in the heart of nature. Contact the local property specialist and arrange a viewing today.

### **Parameters**

| Reference number:  | 693296                            | Sewerage:     | Municipal                    |
|--------------------|-----------------------------------|---------------|------------------------------|
| Tuna               | A t                               | Water:        | Water supply                 |
| Type:              | Apartment                         | Floor:        | Ground floor                 |
| Ownership:         | Cooperative                       | Floor area:   | 88.89 m²                     |
| Price :            | 235 000 EUR                       | rioor area.   |                              |
| Address:           | Slupečná,<br>Lipno nad<br>Vltavou | Energy Class: | G - Extremely<br>inefficient |
|                    |                                   | Terrace:      | 5.1 m <sup>2</sup>           |
| Internet Access:   | Wi-Fi                             | Disposition:  | 3 rooms                      |
| Construction type: | Brick                             | Parking:      | Outdoor<br>reserved          |

### Map



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