



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# Duplex apartment with a terrace and panoramic water views - Kovářov



**Frymburk**

Location

**88.4 m<sup>2</sup>**

Floor area

**3 rooms, garden**

Proposition

**392 500 EUR**

Price

## Description

We present this exclusive duplex apartment in Kovářov with a beautiful view of Lake Lipno.

The apartment is part of a residential complex located in the unique area of Vyhlička Kovářov - West. The building was approved for use in 2020, with a strong emphasis on high construction quality and the use of premium materials. The residence offers a designated parking area, a shared garden (1,130 m<sup>2</sup>), a children's playground, an outdoor fire pit, and a garden house.

The unit is thoughtfully designed and features a spacious entrance hall, a bathroom, a separate toilet, and a generous living area with a kitchen and direct access to a 22 m<sup>2</sup> terrace with a breathtaking view of the lake. The attic level offers two cozy bedrooms with capacity for up to six beds. The total floor area of the apartment, including accessories, is an impressive 131 m<sup>2</sup>. The unit also includes a private

## Real estate specialist



**Ing. Marek Ertl**

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garden of 60 m<sup>2</sup>, direct access to a private garage, and a reserved outdoor parking space in front of the house. The building is connected to a wastewater treatment plant (WWTP). The average heat transfer coefficient and specific heating energy demand place the building in energy efficiency class B - very economical.

The price already includes complete furnishings and equipment: furniture, built-in wardrobes, a fully fitted kitchen, branded appliances, a washing machine, garden furniture, and everything needed for immediate recreational use. Further features include large-format ceramic tiles, sanitary fittings, a fireplace stove, wooden wall cladding, exposed beams, infrared heating panels controlled via a mobile app, and an automatic fire and security alarm system.

Within walking distance of the house, there is a sandy beach, marina, restaurant, and, above all, beautiful nature. The nearby town of Frymburk offers full amenities for living and recreation, including shops, cafés, cycling paths, a wellness center, and more.

Lipno is attractive in every season. Spring and autumn are ideal for cycling, hiking, horseback riding, and fishing. Summer welcomes water sports enthusiasts and sailing lovers. Winter transforms the area into a frozen landscape perfect for ice skating, skiing, and cross-country skiing.

There are many real estate offers on the market, but only a few exceptional properties represent a true investment with appreciation potential and added value for the whole family. This property is undoubtedly one of them.

#### Key benefits:

- Panoramic views of the sunset and the largest water reservoir in the Czech Republic
- Spacious, fully furnished apartment with terrace, no further investment required
- Private garden, playground, parking space, and private garage
- Sandy beach and marina just steps from the house

We offer preferential financing, maintenance services, and professional management of short-term rentals during your absence.

Reserve this apartment while it is still available and turn your vision of living and recreation at Lipno into reality.

Contact a specialist in Lipno-area investments for more information.

## Parameters

Reference number:	<b>733092</b>	Water:	<b>Water supply</b>
Type:	<b>Apartment</b>	Floor area:	<b>88.4 m<sup>2</sup></b>
Ownership:	<b>Personal</b>	Energy Class:	<b>D - Less economical</b>
Price :	<b>392 500 EUR</b>	Terrace:	<b>22 m<sup>2</sup></b>





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Address:	<b>Kovářov, Frymburk</b>	garden:	<b>60 m<sup>2</sup></b>
Internet Access:	<b>Wi-Fi</b>	Basement:	<b>20.96 m<sup>2</sup></b>
Construction type:	<b>Brick</b>	Disposition:	<b>3 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map



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