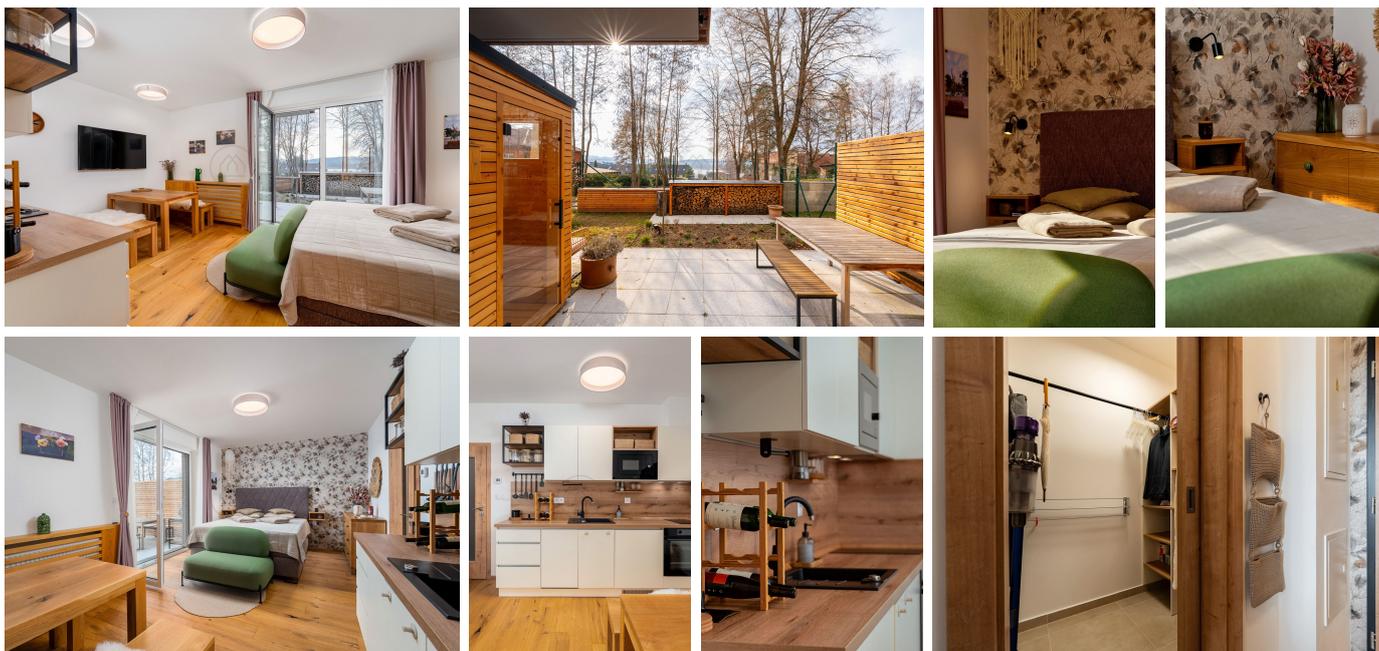




LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# Apartment 1+kk with a garden and a view of the water - KORZO LIPNO



**Lipno nad Vltavou**

Location

**31.3 m<sup>2</sup>**

Floor area

**One room, garden**

Proposition

**235 000 EUR**

Price

## Description

Introducing a modern 1+kk apartment in a new premium resort, situated directly in the centre of Lipno nad Vltavou. The location offers a unique combination: only 300 metres from the water surface and at the same time a quiet spot on the edge of the built-up area by the forest.

The layout of the apartment is designed with an emphasis on functionality, plenty of natural light and a direct connection between the interior and exterior through the terrace and large garden. From the entrance hall and corridor with a wardrobe, there is access to the bathroom with WC. The space then transitions into the main living area connected to the kitchen, from which there is access to the spacious terrace and garden. Here you will find the ideal setting for relaxation: garden furniture, a private sauna, an outdoor shower and decorative flower beds. The garden offers a view of the lake surface and is located in a very quiet part of the village, yet within comfortable walking distance to the beach and the very centre of Lipno.

## Real estate specialist



**Ing. Marek Ertl**

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

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- Living area of the apartment: 31.3 m<sup>2</sup>
- Garden: 129.0 m<sup>2</sup>
- Terrace: 18.5 m<sup>2</sup>
- Cellar: 2.9 m<sup>2</sup>

The unit is sold in a high standard of finish. The price includes quality floor coverings, tiles, sanitary ware, doors and a cellar unit. The interior is equipped with custom-made solid wood furniture and premium decorative accessories. Access to the apartment is provided by a contactless card and parking is located directly in front of the building. Owners have the option of professional management and rental in a full-service format, including marketing, occupancy management, cleaning and technical maintenance. The building also offers a bike storage room.

The location of Lipno nad Vltavou is one of the most sought-after recreational destinations in the Czech Republic with year-round demand. In summer it offers water sports, beaches, yachting and cycle paths, in winter a ski resort, cross-country skiing and skating on the frozen lake. In the immediate vicinity you will find restaurants, cafés, shops, Aquaworld, the Treetop Walkway, a bike park and the marina.

- View of the water surface
- Central Lipno location, yet in privacy by the forest
- Spacious terrace with garden and sauna
- Cellar unit included in the price
- Possibility of professional management and rental

The apartment is suitable both for personal recreation and as a safe long-term investment with the potential for stable returns and value growth. For more information and to arrange a viewing, please contact us.

## Parameters

Reference number:	<b>737925</b>	Sewerage:	<b>Municipal</b>
Type:	<b>Apartment</b>	Water:	<b>Water supply</b>
Ownership:	<b>Personal</b>	Floor:	<b>Ground floor</b>
Price :	<b>235 000 EUR</b>	Floor area:	<b>31.3 m<sup>2</sup></b>
Address:	<b>Lipno nad Vltavou</b>	Energy Class:	<b>B - Very economical</b>
Construction type:	<b>Brick</b>	Terrace:	<b>18.5 m<sup>2</sup></b>
		garden:	<b>129 m<sup>2</sup></b>
		Basement:	<b>2.9 m<sup>2</sup></b>
		Disposition:	<b>One room</b>
		Parking:	<b>Outdoor public</b>





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## Map



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