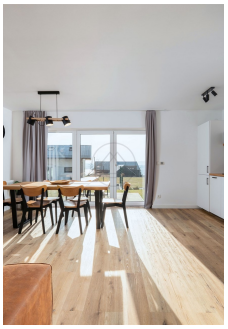
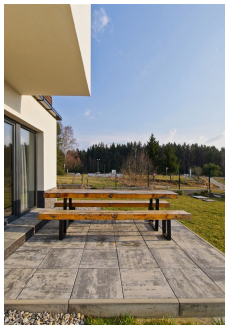
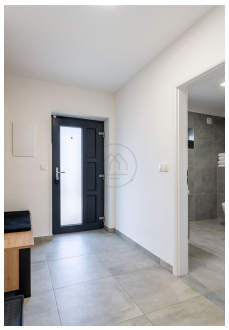
+420 601 005 006
info@lipno-real.com
www.lipno-real.com

Unit with two apartments with private entrance and garden



Lipno nad Vltavou	105 m²	3 rooms, garden	345 000 EUR
Location	Floor area	Proposition	Price

Description

We present modern apartments in Lipno nad Vltavou, situated in a quiet residential area by the forest on a sunny southwest-facing slope with views of the water. The location offers a unique combination: a peaceful spot at the edge of the settlement directly by the forest, yet within easy walking distance of the lake, ski slopes, and the town center.

The property, with a total area of 105 m², is divided into two separate units with an emphasis on functionality, plenty of light, and a direct connection between the interior and exterior through a terrace and garden.

Larger Apartment (2+kk, 67 m²): Offers a capacity for 4–5 people. It consists of an entrance hall, a bathroom with a toilet, a technical room, a separate bedroom, and a large living room with a kitchenette, a solid wood dining table, and an additional sleeping area.

Real estate specialist

Ing. Marek Ertl
m.ertl@group-df.cz
+420 601 005 006

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Smaller Apartment (1+kk, 37.4 m²): Ideal for 2–3 people. It features an entrance hall, a bathroom with a toilet, a technical room, and a main living area with a kitchen.

Both units provide access to a concrete terrace and a private fenced garden with a garden shed, offering the perfect setting for relaxation. This is a new building from 2023 with an energy efficiency rating of Class B – very economical. The interior and technology meet high standards: heating is connected to the LOXONE smart home system for efficient remote management, and access to the apartments is secured by Nuki smart locks. Parking is located directly in front of the house.

The Lipno nad Vltavou location is among the most sought-after recreational destinations in the Czech Republic with year-round demand. In summer, it offers water sports, jachting, and cycling paths; in winter, a ski resort and ice skating on the frozen lake surface. In the immediate vicinity, you will find restaurants, cafes, shops, Aquaworld, and the Treetop Walkway.

The sale of the unit includes an established business and the possibility of professional full-service management:

Two separate units with a total capacity of up to 6 beds.

Spacious terrace with a garden and a garden shed.

Private parking and the possibility of using a bike/ski storage room.

Established online marketing: Own website and profiles on Booking (rating 9.5) and Airbnb.

Complete service: Provision of cleaning services, marketing, and technical maintenance.

The apartments are suitable for both personal recreation and as a secure long-term investment with potential for stable yield and value growth. For serious interested parties, a complete financial report for the year 2025 is available.

For more information and to arrange a viewing, please contact us.

Parameters

Reference number:	**737928**
Type:	**Apartment**
Ownership:	**Personal**
Price :	**345 000 EUR**
Address:	**Lipno nad Vltavou**
Internet Access:	**cable**

Sewerage:	**Municipal**
Water:	**Water supply**
Floor:	**Ground floor**
Floor area:	**105 m²**
Energy Class:	**B - Very economical**
garden:	**336 m²**
Disposition:	**3 rooms**

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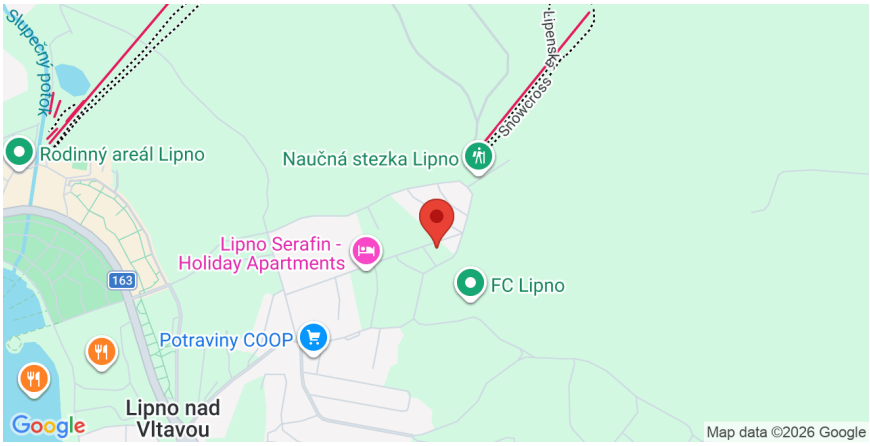
Construction type:	**Brick**	Parking:	**Outdoor reserved**

Map



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