



# Studio apartment with a balcony and a view of the greenery



**Lipno nad Vltavou**

Location

**38 m<sup>2</sup>**

Floor area

**One room**

Proposition

**125 000 EUR**

Price

## Description

If you are looking for a modern apartment for living, recreation or for rent in Lipno nad Vltavou, please pay attention to this property.

It is a functionally designed 1+kk apartment with a balcony from which there is a pleasant view of the surrounding nature. Layout efficiently designed floor plan, where the bathroom including toilet is accessible from the spacious vestibule, and the corridor leads to the living room connected to the kitchen and the entrance to the balcony. The living room contains a separate space with a double bed.

The apartment includes a kitchen unit and all furniture, equipment and electrical appliances, including a dishwasher. Included in the price is your own parking space in exclusive ownership, as well as a practical private basement bunk for your bikes, paddleboards, skis and sports equipment, with access from the parking lot.

The apartment is in very good condition, fully equipped, immediately ready for living

## Real estate specialist



**Ing. Marek Ertl**

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

+420 601 005 006





or renting. Low operating costs, repair fund only 392 CZK/month.

The apartment building has an elevator and its own wellness center, including an indoor pool, which can be used if you are a member of the Ernesta club Lipno, z.s. In the vicinity there is a children's playground, tennis courts and, above all, all Lipno activities and complete civic amenities.

The location of Lipno nad Vltavou is attractive at any time of the year and aims for all seasons. In spring and autumn for cycling, hiking, horse riding or fishing. In the summer, it especially welcomes lovers of water sports and yachting. Winter rules the frozen landscape, ideal for skating, skiing and cross-country skiing. In the surroundings you will find everything you need for recreation, a beach, a promenade, shops, restaurants, cycle paths, slopes, a path in the treetops, a marina, and more.

Get a new family residence in a top location in nature, in the form of an investment with possible regular income and long-term appreciation. We exclusively offer year-round maintenance and rental management of the new property during your absence.

Contact a real estate specialist in the Lipno area and arrange a viewing right now.

## Parameters

Reference number:	<b>707039</b>	Sewerage:	<b>Municipal</b>
Type:	<b>Apartment</b>	Water:	<b>Water supply</b>
Ownership:	<b>Personal</b>	Floor:	<b>2. patro</b>
Price :	<b>3 132 900CZK</b>	Floor area:	<b>38 m<sup>2</sup></b>
Address:	<b>Lipno nad Vltavou, Lipno nad Vltavou</b>	Energy Class:	<b>B - Very economical</b>
Construction type:	<b>Brick</b>	Balcony:	<b>6.56 m<sup>2</sup></b>
		Basement:	<b>1.56 m<sup>2</sup></b>
		Disposition:	<b>One room</b>
		Parking:	<b>Outdoor reserved</b>

## Map





LIPNO REAL  
Exclusive real estate around lake  
Lipno

+420 601 005 006  
[info@lipno-real.com](mailto:info@lipno-real.com)  
[www.lipno-real.com](http://www.lipno-real.com)



All published data contained in this advertisement are for informational purposes only and do not constitute an offer within the meaning of § 1731 or § 1732 of the Civil Code, nor is it a public promise pursuant to § 1733 of the Civil Code. This offer does not entitle anyone to conclude a contract. Lipno Real s.r.o. it mediates data (information) acquired in good faith from the owner of the immovable property and for this reason is not responsible for its completeness, accuracy and accuracy. At the same time, it is not authorized to conclude any contracts connected with the sale of real estate on behalf of the owner of the real estate.

