



# Modern studio in heart of Horní Planá



**Horní Planá**  
Location

**39 m<sup>2</sup>**  
Floor area

**One room**  
Proposition

**159 000 EUR**  
Price with 12% vat

## Description

We are pleased to present this premium apartment featuring a modern design, top-tier furnishings, and a range of exclusive services, located directly on the square in Horní Planá.

This high-end studio (1+kk) includes an entry hall, a living area with a kitchen, and a separate sleeping space for a double bed. The layout extends to a stylish bathroom and WC.

The apartment seamlessly combines elegance and practicality. Each unit is fully furnished with custom-made solid wood furniture and a high-end kitchen equipped with state-of-the-art LORD appliances (dishwasher, induction cooktop, oven, range hood, refrigerator with freezer) - all with a 5-year warranty. Comfort is further enhanced by underfloor heating, which can be controlled via the Loxone smart home system, allowing effortless management of temperature, lighting, and security directly from a mobile app.

## Real estate specialist



**Ing. Marek Ertl**  
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The bathroom exudes sophistication, featuring large-format tiles, premium fixtures, a walk-in shower, and sleek black faucets.

#### Part of an Exclusive Residential Project

This apartment is part of a new development in Horní Planá, set around a historic town building that has been fully renovated, complemented by newly constructed residences. The project consists of 31 apartments ranging from 1-bedroom (1+kk) to 4-bedroom (4+kk) layouts, with sizes from 37 m<sup>2</sup> to 90 m<sup>2</sup>.

For a complete list of available apartments, please submit an inquiry.

#### Community Features & Amenities

- ✓ Secure Courtyard with Parking – Enjoy the convenience of private parking within a gated community.
- ✓ Bike & Ski Storage – Dedicated storage spaces for residents' sports equipment.
- ✓ Private Wellness Center – Relax in the exclusive onsite wellness area located in the basement.
- ✓ Loxone Smart Home System – Effortless control of lighting, heating, and shading.
- ✓ Investment Opportunity – Short-term rental management services available for investors.

Completion is scheduled for spring 2025.

#### Prime Location – Nature & Year-Round Activities

Located near the breathtaking Šumava National Park, Lipno Dam, and ski resorts, this residence offers an exceptional mix of urban convenience and outdoor recreation. Situated in the very heart of Horní Planá, residents benefit from full civic amenities, making it an ideal location for both personal use and investment rental.

This is a unique opportunity to own a premium lakeside apartment in one of the most sought-after locations in the Czech Republic.

Contact our investment specialist today for more details or to schedule a private viewing.

## Parameters

Reference number:	<b>712876</b>	Sewerage:	<b>Municipal</b>
Type:	<b>Apartment</b>	Water:	<b>Water supply</b>
Ownership:	<b>Personal</b>	Floor:	<b>1st floor</b>
Price with 12% vat :	<b>3 990 000CZK</b>	Floor area:	<b>39 m<sup>2</sup></b>
		Energy Class:	<b>C - Economical</b>





LIPNO REAL  
Exclusive real estate around lake  
Lipno

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Address: **Horní Planá,  
Horní Planá**

Disposition: **One room**

Construction  
type: **Brick**

Parking: **Outdoor  
reserved**

## Map



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