



61 m<sup>2</sup> Prášíly, Klatovy, Plzeň Region Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>LL-B17</b>	Price	<b>Reserved</b>
Address	<b>Prášíly, Klatovy, Plzeň Region</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>61 m<sup>2</sup></b>
Offer status	<b>Reserved</b>	Floor area	<b>39 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>A - Extremely economical</b>
Floor	<b>ground floor</b>	Device	<b>Partly</b>
Parking	<b>1</b>	Garage	<b>1</b>
Terrace	<b>13 m<sup>2</sup></b>	Cellar	<b>8 m<sup>2</sup></b>
Lift	<b>No</b>		

## About real estate

We offer for sale a luxury mountain apartment of 1+kk with a living area of 38.5 m<sup>2</sup> and a floor area of 40.4 m<sup>2</sup> with a terrace of 12.6 m<sup>2</sup>. The apartment is located on the 1st floor of the apartment building "B" in the newly emerging development project LAKA LIVING in Šumava. The apartment is oriented on the SE-SE-NW side. The apartment consists of a living room (29 m<sup>2</sup>), a bathroom with shower and toilet (5.7 m<sup>2</sup>) and a hallway (3.8 m<sup>2</sup>).

The chamber hot residence LAKA LIVING is being built in the heart of the Šumava National Park, in the picturesque village of Prácheň. The property is located on the site of a former border company building and comprises a total of 21 luxury apartments with a layout of 1 + kk, 2 + kk and 3 + kk and unit sizes from 24.7 m<sup>2</sup> to 92.7 m<sup>2</sup> in two apartment buildings. The architecture of the project is fully in line with the local development and the location of the national park. Bright rooms with magnificent views of the mountain landscape are accentuated by the quality natural materials throughout the property.

The apartment has a wooden fireproof entrance door, interior frameless doors, wooden windows with triple glazing and outdoor electric blinds Climax. The heated three-layer floating floor is made of solid brushed oak. The underfloor heating will be controlled remotely. Included in the price of the apartments is a fully equipped kitchen including appliances and a fully fitted bathroom. Tiles and tiles are from the Spanish company Pamesa, the kitchen with granite sink and taps from Franke is complete with appliances from Elektrolux (fridge, dishwasher, oven, induction hob, extractor hood). Linear ceiling lights are built in the bathroom and hallway.

Heat pumps are used to heat the building. The water supply is connected to the municipal line.

The apartment has a basement of 8,1 m<sup>2</sup> and a garage space in the underground floor. In the cellar there is an electric socket for charging electric bikes. In the underground garage there is also a separate bike room/laundry room and also a parking space for charging electric cars with wallbox.

The apartment complex also includes a fitness and wellness area with a hot tub and sauna.

Behind the project is a very experienced local investor and developer who has already implemented several successful projects in the region.

Completion of the entire development is set for mid-2026.

Clients pay for the financing of the apartment in instalments after the completion of each stage of the project.

LAKA LIVING is the essence of the best that Šumava has to offer. By buying a mountain apartment, you will get an exceptional living experience that will satisfy even the most demanding clientele and trends of modern luxury - a sense of privacy and security, a place of rest and regeneration, comfort, sustainability, respect for the environment, top design and quality without compromise.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
LL-A01	1 + kitchenette	1st underground floor	58 m <sup>2</sup>	36 m <sup>2</sup>	14 m <sup>2</sup> / No / No	No	on request
LL-A02	1 + kitchenette	1st underground floor	40 m <sup>2</sup>	23 m <sup>2</sup>	9 m <sup>2</sup> / No / No	No	on request
LL-A03	2 + kitchenette	1st underground floor	83 m <sup>2</sup>	46 m <sup>2</sup>	29 m <sup>2</sup> / No / No	No	SOLD
LL-A04	1 + kitchenette	ground floor	49 m <sup>2</sup>	30 m <sup>2</sup>	11 m <sup>2</sup> / No / No	No	on request
LL-A05	2 + kitchenette	ground floor	67 m <sup>2</sup>	48 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	SOLD
LL-A06	1 + kitchenette	ground floor	46 m <sup>2</sup>	33 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	on request
LL-A07	3 + kitchenette	ground floor	152 m <sup>2</sup>	93 m <sup>2</sup>	15 m <sup>2</sup> / 26 m <sup>2</sup> / No	No	on request
LL-A08	1 + kitchenette	1st floor	55 m <sup>2</sup>	41 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	SOLD
LL-A09	2 + kitchenette	1st floor	66 m <sup>2</sup>	51 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	SOLD
LL-A10	1 + kitchenette	1st floor	50 m <sup>2</sup>	33 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	RESERVED
LL-A11	3 + kitchenette	1st floor	115 m <sup>2</sup>	93 m <sup>2</sup>	No / 13 m <sup>2</sup> / No	No	RESERVED
LL-A12	1 + kitchenette	2nd floor	56 m <sup>2</sup>	39 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	on request
LL-A13	2 + kitchenette	2nd floor	77 m <sup>2</sup>	60 m <sup>2</sup>	No / No / No	No	SOLD
LL-A14	1 + kitchenette	2nd floor	40 m <sup>2</sup>	23 m <sup>2</sup>	7 m <sup>2</sup> / No / No	No	on request
LL-A15	3 + kitchenette	2nd floor	113 m <sup>2</sup>	84 m <sup>2</sup>	14 m <sup>2</sup> / No / No	No	on request
LL-B16	2 + kitchenette	ground floor	67 m <sup>2</sup>	52 m <sup>2</sup>	10 m <sup>2</sup> / No / No	No	SOLD
LL-B17	1 + kitchenette	ground floor	61 m <sup>2</sup>	39 m <sup>2</sup>	13 m <sup>2</sup> / No / No	No	RESERVED
LL-B18	2 + kitchenette	1st floor	86 m <sup>2</sup>	66 m <sup>2</sup>	No / 8 m <sup>2</sup> / No	No	SOLD
LL-B19	1 + kitchenette	1st floor	57 m <sup>2</sup>	39 m <sup>2</sup>	No / 8 m <sup>2</sup> / No	No	SOLD
LL-B20	2 + kitchenette	2nd floor	89 m <sup>2</sup>	71 m <sup>2</sup>	No / No / No	No	on request
LL-B21	1 + kitchenette	2nd floor	55 m <sup>2</sup>	44 m <sup>2</sup>	No / No / No	No	SOLD