



66 m<sup>2</sup> Prášíly, Klatovy, Plzeň Region Sold



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-A09</b>                         | Price         | <b>Sold</b>             |
| Address                            | <b>Prášíly, Klatovy, Plzeň Region</b> | Type          | <b>Apartments</b>       |
| Disposition                        | <b>2 + kitchenette</b>                | Usable area   | <b>66 m<sup>2</sup></b> |
| Offer status                       | <b>Sold</b>                           | Floor area    | <b>51 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>     | Floor         | <b>1st floor</b>        |
| Device                             | <b>Partly</b>                         | Parking       | <b>1</b>                |
| Garage                             | <b>1</b>                              | Balcony       | <b>10 m<sup>2</sup></b> |
| Cellar                             | <b>6 m<sup>2</sup></b>                | Accessibility | <b>Yes</b>              |
| Lift                               | <b>Yes</b>                            |               |                         |

## About real estate

We offer for sale a luxury mountain apartment of 2 + kk with a living area of 48.1 m<sup>2</sup> and a floor area of 51.1 m<sup>2</sup> with a balcony of 9.9 m<sup>2</sup>. The apartment is located on the 2nd floor of the apartment building "A" in the newly emerging development project LAKA LIVING in Šumava. The apartment is oriented SE-SE. The apartment consists of a living room (22.2 m<sup>2</sup>), bedroom (12.4 m<sup>2</sup>), bathroom with toilet (5.1 m<sup>2</sup>) and hallway (8.4 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. The price includes a fireplace insert.

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

The apartment has a basement of 5,5 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. These include the Klostermann Residence and the Javor project in Železná Ruda, for which it was nominated for Building of the Year and received an award from the expert jury.

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. All this in a beautiful unspoilt environment.

Now you have a unique opportunity to own your own home in such a unique location!

| 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     | on request |
| 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     | RESERVED   |
| LL-B21    | 1 + kitchenette | 2nd floor             | 55 m <sup>2</sup>  | 44 m <sup>2</sup> | No / No / No                               | No     | SOLD       |