



Sale of an apartment 3+kt/2B, 128,9 sqm, in exclusive project MOLO Lipno Resort, Lipno nad Vltavou



129 m² Lipno nad Vltavou, Český Krumlov, South Bohemia Region on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|---|-------------|--------------------------|
| Order number | A.1-131 | Price | on request |
| Address | Lipno nad Vltavou, Český Krumlov, South Bohemia Region | Type | Apartments |
| Disposition | 3 + kitchenette | Usable area | 129 m² |
| Floor area | 104 m² | Low energy | No |
| Energy performance of the building | B - Very economical | Floor | 3rd floor |
| Device | No | Parking | Yes |
| Garage | Yes | Balcony | 19 m² |
| Cellar | 7 m² | Lift | Yes |

About real estate

We offer for sale a luxury apartment 3+kt with a living area of 103.7 sqm with two balconies (6.3 and 12.2 sqm) with a pleasant view. The apartment is part of the newly built luxury five-star resort MOLO Lipno with a private garden and a pier to the lake. The project was built on the banks of the Lipno River, in a beautiful location surrounded by Sumava nature, and offers second living and recreational use. A five-star hotel will also be built adjacent to the resort, which will expand the project's residents' options with many services throughout the season.

The apartment is practical, luxuriously equipped, with underground parking. The spacious hallway has a separate storage room and plenty of additional storage space. The living room (30.1 sqm) with kitchenette has access through a French window to the balcony, a larger balcony is located on the upper floor next to the bedroom. The bathrooms with shower are equipped with premium fittings (Villeroy Boch, Kaldewei or Hüppe). The apartment has a cellar (6.7 sqm) and one parking space in the underground garage with reduced access. The parking spaces are spacious enough even for SUV cars. The garage will include a charging station for electric cars.

The resort is designed to a high standard: cooling by means of internal wall or under-ceiling circulation units, a central boiler house with connection to individual apartments via a heat exchanger, enabling spatial control of heating and providing hot water. Fire safety doors. Wooden floors, large format design tiles in bathrooms and chambers. Wooden windows, triple glazing, French windows on balconies and terraces, views of the lake or garden (depending on the location of the apartment).

Resort secured by electronic entry system. Shared reception with security. Due to the division of the houses into sections with separate staircases and lifts, there are a maximum of three apartments in the common corridor.

Between the residence and the hotel, a promenade with shops and a cafe will lead to a majestic 150-metre long pier with Molo Club Restaurant, where you can refresh yourself with a drink or dinner overlooking the sunset.

The location of the largest lake in the heart of the Bohemian Forest is ideal in all seasons. In spring and autumn it attracts golf, hiking, horse riding or cycling. In summer, it welcomes especially lovers of water sports - swimming, diving, yachting, surfing, kiting, jet skiing or sport fishing. In winter, it offers almost 12 km of downhill trails, a ski and snowboard school, the famous snow park, cross-country ski trails and the largest children's ski playground in the Czech Republic. For more demanding skiers, the Hochficht Ski Resort, just over the border with Austria, awaits with its 21 slopes.

| The order | Layout | Floor | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price |
|-----------|-----------------|--------------|-------------|-------------|----------------------------|-------------|------------|
| A.1-101 | 2 + kitchenette | ground floor | 110 m² | 77 m² | 28 m² / No / No | No | SOLD |
| A.1-102 | 1 + kitchenette | ground floor | 63 m² | 42 m² | No / No / No | Yes (17 m²) | SOLD |
| A.1-111 | 2 + kitchenette | 1st floor | 91 m² | 68 m² | No / 16 m² / No | No | SOLD |
| A.1-112 | 1 + kitchenette | ground floor | 50 m² | 37 m² | No / 9 m² / No | No | SOLD |
| A.1-113 | 2 + kitchenette | 1st floor | 100 m² | 75 m² | No / 13 m² / 6 m² | No | SOLD |
| A.1-114 | 1 + kitchenette | 1st floor | 52 m² | 48 m² | No / No / No | No | SOLD |
| A.1-121 | 2 + kitchenette | 1st floor | 91 m² | 68 m² | No / 16 m² / No | No | SOLD |
| A.1-122 | 1 + kitchenette | 2nd floor | 51 m² | 37 m² | No / 9 m² / No | No | SOLD |
| A.1-123 | 2 + kitchenette | ground floor | 98 m² | 76 m² | No / 13 m² / 6 m² | No | SOLD |
| A.1-124 | 1 + kitchenette | 2nd floor | 52 m² | 48 m² | No / No / No | No | SOLD |
| A.1-131 | 3 + kitchenette | 3rd floor | 129 m² | 104 m² | No / 19 m² / No | No | on request |
| A.1-132 | 5 + kitchenette | 3rd floor | 172 m² | 148 m² | No / 14 m² / No | No | on request |
| A.1-133 | 1 + kitchenette | 3rd floor | 53 m² | 48 m² | No / No / No | No | on request |
| A.1-134 | 2 + kitchenette | 3rd floor | 80 m² | 58 m² | No / 18 m² / No | No | SOLD |
| B.1-201 | 2 + kitchenette | ground floor | 90 m² | 68 m² | No / No / No | Yes (18 m²) | SOLD |
| B.1-202 | 2 + kitchenette | ground floor | 79 m² | 55 m² | No / No / No | Yes (19 m²) | SOLD |
| B.1-203 | 3 + kitchenette | ground floor | 150 m² | 106 m² | 45 m² / No / No | No | on request |
| B.1-211 | 3 + kitchenette | 1st floor | 116 m² | 100 m² | No / 11 m² / No | No | SOLD |
| B.1-212 | 2 + kitchenette | 1st floor | 64 m² | 55 m² | No / 4 m² / No | No | SOLD |
| B.1-213 | 3 + kitchenette | 1st floor | 120 m² | 101 m² | No / 15 m² / No | No | on request |
| B.1-221 | 3 + kitchenette | 2nd floor | 116 m² | 100 m² | No / 11 m² / No | No | SOLD |
| B.1-222 | 2 + kitchenette | 2nd floor | 66 m² | 55 m² | No / 4 m² / No | No | SOLD |
| B.1-223 | 3 + kitchenette | 2nd floor | 120 m² | 101 m² | No / 15 m² / No | No | on request |
| B.1-231 | 3 + kitchenette | 3rd floor | 103 m² | 89 m² | No / 7 m² / No | No | on request |
| B.1-232 | 2 + kitchenette | 3rd floor | 94 m² | 85 m² | No / 5 m² / No | No | SOLD |
| B.1-233 | 3 + kitchenette | 3rd floor | 103 m² | 90 m² | No / 8 m² / No | No | on request |
| B.1-234 | 2 + kitchenette | 3rd floor | 63 m² | 54 m² | No / 4 m² / No | No | on request |
| B.1-235 | 2 + kitchenette | 3rd floor | 67 m² | 55 m² | No / 8 m² / No | No | on request |
| C.1-301 | 2 + kitchenette | ground floor | 100 m² | 69 m² | 26 m² / No / No | No | SOLD |
| C.1-302 | 2 + kitchenette | ground floor | 92 m² | 56 m² | 32 m² / No / No | No | on request |
| C.1-303 | 3 + kitchenette | ground floor | 153 m² | 103 m² | 45 m² / No / No | No | on request |
| C.1-311 | 3 + kitchenette | 1st floor | 121 m² | 101 m² | No / 16 m² / No | No | SOLD |
| C.1-312 | 2 + kitchenette | 1st floor | 66 m² | 55 m² | No / 4 m² / No | No | SOLD |
| C.1-313 | 3 + kitchenette | 1st floor | 119 m² | 101 m² | No / 14 m² / No | No | SOLD |
| C.1-321 | 3 + kitchenette | 2nd floor | 120 m² | 105 m² | No / 16 m² / No | No | SOLD |
| C.1-322 | 2 + kitchenette | 2nd floor | 66 m² | 55 m² | No / 7 m² / No | No | SOLD |
| C.1-323 | 3 + kitchenette | 2nd floor | 119 m² | 101 m² | No / 14 m² / No | No | SOLD |
| C.1-331 | 3 + kitchenette | 3rd floor | 102 m² | 90 m² | No / 8 m² / No | No | on request |
| C.1-332 | 2 + kitchenette | 3rd floor | 91 m² | 75 m² | No / 8 m² / No | No | SOLD |
| C.1-333 | 3 + kitchenette | 3rd floor | 100 m² | 89 m² | No / 7 m² / No | No | on request |
| C.1-334 | 2 + kitchenette | 3rd floor | 67 m² | 55 m² | No / 8 m² / No | No | SOLD |
| C.1-335 | 2 + kitchenette | 3rd floor | 67 m² | 55 m² | No / 8 m² / No | No | SOLD |
| D.2-111 | 3 + kitchenette | 1st floor | 158 m² | 96 m² | 39 m² / 16 m² / No | No | on request |
| D.2-112 | 2 + kitchenette | 1st floor | 83 m² | 61 m² | 17 m² / No / No | No | SOLD |

| The order | Layout | Floor | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price |
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| D.2-121 | 3 + kitchenette | 2nd floor | 127 m² | 96 m² | No / 23 m² / No | No | SOLD |
| D.2-122 | 2 + kitchenette | 2nd floor | 75 m² | 62 m² | No / 8 m² / No | No | SOLD |
| D.2-131 | 4 + kitchenette | 3rd floor | 180 m² | 132 m² | No / 41 m² / No | No | on request |
| D.2-132 | 3 + kitchenette | 3rd floor | 128 m² | 115 m² | No / 9 m² / No | No | on request |
| E.2-211 | 3 + kitchenette | 1st floor | 148 m² | 97 m² | 34 m² / 9 m² / No | No | SOLD |
| E.2-212 | 2 + kitchenette | 1st floor | 86 m² | 50 m² | 31 m² / No / No | No | SOLD |
| E.2-213 | 3 + kitchenette | 1st floor | 152 m² | 97 m² | 30 m² / 9 m² / No | No | SOLD |
| E.2-221 | 3 + kitchenette | 2nd floor | 122 m² | 97 m² | No / 19 m² / No | No | SOLD |
| E.2-222 | 2 + kitchenette | 2nd floor | 64 m² | 50 m² | No / 9 m² / No | No | SOLD |
| E.2-223 | 3 + kitchenette | 2nd floor | 126 m² | 97 m² | No / 22 m² / No | No | SOLD |
| E.2-231 | 4 + kitchenette | 3rd floor | 118 m² | 94 m² | No / 10 m² / No | No | on request |
| E.2-232 | 2 + kitchenette | 3rd floor | 87 m² | 71 m² | No / 10 m² / No | No | SOLD |
| E.2-233 | 4 + kitchenette | 3rd floor | 118 m² | 94 m² | No / 9 m² / No | No | RESERVED |
| E.2-234 | 2 + kitchenette | 3rd floor | 69 m² | 55 m² | No / 9 m² / No | No | SOLD |
| E.2-235 | 2 + kitchenette | 3rd floor | 73 m² | 54 m² | No / 14 m² / No | No | SOLD |
| F.2-311 | 3 + kitchenette | 1st floor | 129 m² | 96 m² | 26 m² / No / No | No | SOLD |
| F.2-312 | 4 + kitchenette | 1st floor | 227 m² | 151 m² | 41 m² / 29 m² / No | No | SOLD |
| F.2-321 | 3 + kitchenette | 2nd floor | 111 m² | 95 m² | No / 8 m² / No | No | SOLD |
| F.2-322 | 4 + kitchenette | 2nd floor | 200 m² | 151 m² | No / 40 m² / No | No | SOLD |
| F.2-331 | 3 + kitchenette | 3rd floor | 109 m² | 95 m² | No / 8 m² / No | No | SOLD |
| F.2-332 | 6 and more | 2nd floor | 284 m² | 225 m² | 40 m² / No / No | No | SOLD |
| G.3-101 | 3 + kitchenette | ground floor | 113 m² | 85 m² | 22 m² / No / No | No | SOLD |
| G.3-102 | 2 + kitchenette | ground floor | 88 m² | 57 m² | No / No / No | Yes (26 m²) | SOLD |
| G.3-111 | 4 + kitchenette | 1st floor | 196 m² | 154 m² | No / 35 m² / No | No | SOLD |
| G.3-121 | 3 + kitchenette | 2nd floor | 118 m² | 86 m² | No / 35 m² / No | No | SOLD |
| G.3-122 | 2 + kitchenette | 2nd floor | 83 m² | 66 m² | No / 7 m² / No | No | SOLD |
| G.3-131 | 4 + kitchenette | 3rd floor | 124 m² | 110 m² | No / 9 m² / No | No | SOLD |
| G.3-132 | 4 + kitchenette | 3rd floor | 161 m² | 136 m² | No / 19 m² / No | No | SOLD |
| H.3-201 | 3 + kitchenette | ground floor | 107 m² | 83 m² | No / No / No | Yes (18 m²) | SOLD |
| H.3-202 | 2 + kitchenette | ground floor | 92 m² | 57 m² | No / No / No | Yes (26 m²) | SOLD |
| H.3-211 | 4 + kitchenette | 1st floor | 237 m² | 157 m² | 47 m² / 28 m² / No | No | SOLD |
| H.3-221 | 4 + kitchenette | 2nd floor | 186 m² | 153 m² | No / 27 m² / No | No | SOLD |
| H.3-231 | 4 + kitchenette | 3rd floor | 154 m² | 130 m² | No / 19 m² / No | No | SOLD |
| H.3-232 | 4 + kitchenette | 3rd floor | 123 m² | 123 m² | No / 9 m² / No | No | SOLD |
| I.3-301 | 2 + kitchenette | ground floor | 104 m² | 67 m² | No / No / No | Yes (31 m²) | SOLD |
| I.3-302 | 3 + kitchenette | ground floor | 121 m² | 85 m² | 30 m² / No / No | No | SOLD |
| I.3-303 | 4 + kitchenette | ground floor | 174 m² | 121 m² | 49 m² / No / No | No | on request |
| I.3-304 | 2 + kitchenette | ground floor | 109 m² | 71 m² | 33 m² / No / No | No | on request |
| I.3-311 | 4 + kitchenette | 1st floor | 240 m² | 169 m² | 40 m² / 25 m² / No | No | SOLD |
| I.3-312 | 1 + kitchenette | 1st floor | 48 m² | 40 m² | No / 8 m² / No | No | SOLD |
| I.3-313 | 2 + kitchenette | 1st floor | 89 m² | 70 m² | No / 15 m² / No | No | SOLD |
| I.3-321 | 4 + kitchenette | 2nd floor | 200 m² | 169 m² | No / 25 m² / No | No | SOLD |
| I.3-322 | 1 + kitchenette | 2nd floor | 47 m² | 36 m² | No / 7 m² / No | No | SOLD |
| I.3-323 | 2 + kitchenette | 2nd floor | 88 m² | 68 m² | No / 9 m² / No | No | SOLD |
| I.3-331 | 4 + kitchenette | 3rd floor | 199 m² | 167 m² | No / 25 m² / No | No | SOLD |

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| I.3-332 | 3 + kitchenette | 3rd floor | 130 m ² | 105 m ² | No / 19 m ² / No | No | on request |
| I.3-333 | 2 + kitchenette | 3rd floor | 81 m ² | 58 m ² | No / 18 m ² / No | No | SOLD |