Luxent | Exclusive Properties

Sale of an apartment 3+kt/2B, 119,5 sqm, in exclusive project MOLO Lipno Resort, Lipno nad Vltavou







120 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	**B.1-223**	Price	**on request**
Address	**Lipno nad Vltavou, Český Krumlov, South Bohemia Region**	Type	**Apartments**
Disposition	**3 + kitchenette**	Usable area	**120 m²**
Floor area	**101 m²**	Low energy	**No**
Energy performance of the building	**B - Very economical**	Floor	**2nd floor**
Device	**No**	Parking	**Yes**
Garage	**Yes**	Balcony	**15 m²**
Cellar	**4 m²**	Lift	**Yes**

About real estate

We offer for sale a luxury apartment 3+kt with a living area of 100,7 sqm with two balconies (7 and 7,9 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 is located 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. Living room (36.8 m²) with kitchenette and French window access to the balcony (W) overlooking the manicured atrium garden. There are also two separate bedrooms, each also with access to a second balcony (NE). The bathroom with shower and infrared sauna is equipped with premium furnishings (Villeroy Boch, Kaldewei or Hüppe). The apartment has a cellar (3.9 sqm), a lockable cubicle and one parking space in the underground garage with reduced access. The parking spaces are spacious enough even for SUV cars. The garages 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

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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

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
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