Luxent | Exclusive Properties

Sale of an apartment 3+kt/2B, 128,8 sqm, in the exclusive project MOLO Lipno Resort, Lipno nad Vltavou





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



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Zdeněk Jemelík

SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz

+420 720 310 300

Order number	**I.3-332**	Price	**on request**
Address	**Lipno nad Vltavou, Český Krumlov, South Bohemia Region**	Type	**Apartments**
Disposition	**3 + kitchenette**	Usable area	**130 m²**
Floor area	**105 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	**6 m²**	Lift	**Yes**

About real estate

We offer for sale a luxury apartment 3+kt with a living area of 104.9 sqm with two balconies (12 and 6.3 sqm) with a nice view. The apartment is a part of the newly created luxurious five-star MOLO Lipno resort with a private garden and a pier to the lake. The project is located on the bank of Lipno, in a beautiful location surrounded by Šumava countryside, and offers second home and recreational use. A five-star hotel will be built next to the resort, which will extend the potential for residents for many services throughout the season.

The apartment is practical, luxuriously equipped, with underground parking. In the spacious hall there is a separate chamber and plenty of additional storage space. Living room (27.8 sqm) with a kitchenette and entrance through a French window to the balcony (N). There are also two separate bedrooms and two bathroom with shower is equipped with premium furnishings (Villeroy Boch, Kaldewei or Hüppe). The apartment has a cellar (6.4 sqm), lockable cubicle and one parking space in underground garages with reduced ramps. Parking spaces are spacious enough for SUVs too. In the garage there will be a charging station for electromobiles.

The resort is designed to a high standard: cooling with internal masonry, sub-circulation units, central house boiler room with connection of individual apartments via heat exchanger, allowing spatial control of heating and ensuring the heating of domestic hot water. Security fire doors. Wooden floors, large-format design floor tiles in bathrooms and chambers. Wooden windows, triple glazing, French windows by the balconies and terraces, views of the lake or the garden (according to the location of the apartment).

Resort is secured by an electronic entry system. Common reception with security. Due to the division of houses into sections with separate staircases and elevators there are a maximum of three apartments in the corridor.

Between the residence and the hotel there is a promenade with shops and a café leading to the majestic 150-meter-long pier with Molo Club Restaurant, where you can have a drink or a dinner overlooking the sunset.

The location of the largest lake in the heart of the Šumava is ideal for every season. In the spring and autumn it is great for golf, hiking, horseback riding or cycling. In the summer it is ideal for water lovers, especially swimming, diving, yachting, surfing, kiting, water scooters and sport fishing. In winter it offers almost 12 km of downhill courses, a ski and snowboard school, a well-known snowpark, cross-country trails and the largest childrens ski area in the Czech Republic. For more demanding skiers, Hochficht Ski Resort is just across the border with Austria, with its 21 ski 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
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