Luxent | Exclusive Properties

77 m² | Prášily, Klatovy, Plzeň Region | on request

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**LL-A13**	Price	**on request**
Address	**Prášily, Klatovy, Plzeň Region**	Type	**Apartments**
Disposition	**2 + kitchenette**	Usable area	**77 m²**
Floor area	**60 m²**	Energy performance of the building	**G - Extremely uneconomical**
Floor	**2nd floor**	Apartment type	**Attic**
Device	**Partly**	Parking	**1**
Garage	**1**	Cellar	**10 m²**
Accessibility	**Yes**	Lift	**Yes**

About real estate

We offer for sale a luxury mountain apartment of 2 + kk with a living area of 59.6 m² and a floor area of 66.7 m². The apartment is located on the attic floor of the apartment house "A" in the newly emerging development project LAKA LIVING in Sumava. The apartment is oriented SE-SE. The apartment consists of a living room (31.5 m²), bedroom (12.4 m²), bathroom with toilet (7 m²) and hallway (8.7 m²).

The chamber hot residence LAKA LIVING is being built in the heart of the Sumava National Park, in the picturesque village of Prášily. 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 m² to 92.7 m² 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 apartment 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 10,3 m² 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	2 + kitchenette	1st underground floor	91 m²	60 m²	22 m² / No / No	No	on request
LL-A03	2 + kitchenette	1st underground floor	83 m²	46 m²	29 m² / No / No	No	SOLD
LL-A04	1 + kitchenette	ground floor	49 m²	30 m²	11 m² / No / No	No	on request
LL-A05	2 + kitchenette	ground floor	67 m²	48 m²	No / 10 m² / No	No	SOLD
LL-A06	1 + kitchenette	ground floor	46 m²	33 m²	No / 6 m² / No	No	on request
LL-A07	3 + kitchenette	ground floor	152 m²	93 m²	15 m² / 26 m² / No	No	on request
LL-A08	1 + kitchenette	1st floor	55 m²	41 m²	No / 6 m² / No	No	SOLD
LL-A09	2 + kitchenette	1st floor	66 m²	51 m²	No / 10 m² / No	No	SOLD
LL-A10	1 + kitchenette	1st floor	50 m²	33 m²	No / 6 m² / No	No	SOLD
LL-A11	3 + kitchenette	1st floor	115 m²	93 m²	No / 13 m² / No	No	SOLD
LL-A12	1 + kitchenette	2nd floor	56 m²	39 m²	No / 6 m² / No	No	on request
LL-A13	2 + kitchenette	2nd floor	77 m²	60 m²	No / No / No	No	on request
LL-A14	1 + kitchenette	2nd floor	40 m²	23 m²	7 m² / No / No	No	SOLD
LL-A15	3 + kitchenette	2nd floor	113 m²	84 m²	14 m² / No / No	No	SOLD
LL-B16	2 + kitchenette	ground floor	67 m²	52 m²	10 m² / No / No	No	SOLD
LL-B17	1 + kitchenette	ground floor	61 m²	39 m²	13 m² / No / No	No	on request
LL-B18	2 + kitchenette	1st floor	86 m²	66 m²	No / 8 m² / No	No	SOLD
LL-B19	1 + kitchenette	1st floor	57 m²	39 m²	No / 8 m² / No	No	SOLD
LL-B20	2 + kitchenette	2nd floor	89 m²	71 m²	No / No / No	No	on request
LL-B21	1 + kitchenette	2nd floor	55 m²	44 m²	No / No / No	No	SOLD