



64 m<sup>2</sup>    Železná Ruda, Klatovy, Plzeň Region    10 210 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                                            |                                    |                            |
|--------------|--------------------------------------------|------------------------------------|----------------------------|
| Order number | <b>SB-24</b>                               | Price                              | <b>10 210 000 CZK</b>      |
| Address      | <b>Železná Ruda, Klatovy, Plzeň Region</b> | Type                               | <b>Apartments</b>          |
| Disposition  | <b>2 + kitchenette</b>                     | Usable area                        | <b>64 m<sup>2</sup></b>    |
| Floor area   | <b>70 m<sup>2</sup></b>                    | Energy performance of the building | <b>B - Very economical</b> |
| Floor        | <b>3rd floor</b>                           | Loggia                             | <b>16 m<sup>2</sup></b>    |

## About real estate

We offer for sale an apartment in the Residence Svatá Barbora project. The apartment has a layout of 2+kt and a floor area of 70,1 sqm with a loggia of 16,4 sqm. It is located on the 4th floor of a new building with planned completion in Q2 2027.

The apartments will offer a high standard of equipment – wooden floors, flush doors, French wooden Euro windows with Climax external electric blinds, Spanish Peronda tiles, and premium quality sanitary ware. A modern kitchen unit including Electrolux appliances is a matter of course.

Emphasis is also placed on energy sustainability – the building will be equipped with heat pumps, photovoltaic panels with battery storage, and a rainwater harvesting system, ensuring low operating costs and long-term ecological operation.

The residence's exceptional location in the immediate vicinity of ski slopes, hiking trails, and bike paths creates ideal conditions for both recreational living and investment with the possibility of year-round rental.

The Svatá Barbora residence represents a harmonious combination of modern design, comfort, and the atmosphere of the Šumava region—a place where you can enjoy the peace, space, and quality of life you deserve.

| The order | Layout          | Floor     | Usable area        | Living area        | Terrace / Balcony / Loggia                | Garden | Price          |
|-----------|-----------------|-----------|--------------------|--------------------|-------------------------------------------|--------|----------------|
| SB-3      | 2 + kitchenette | 1st floor | 63 m <sup>2</sup>  | 68 m <sup>2</sup>  | 69 m <sup>2</sup> / No / No               | No     | 10 871 900 CZK |
| SB-5      | 2 + kitchenette | 1st floor | 53 m <sup>2</sup>  | 57 m <sup>2</sup>  | 53 m <sup>2</sup> / No / No               | No     | 9 694 500 CZK  |
| SB-6      | 2 + kitchenette | 1st floor | 65 m <sup>2</sup>  | 70 m <sup>2</sup>  | 32 m <sup>2</sup> / No / No               | No     | 9 872 500 CZK  |
| SB-8      | 3 + kitchenette | 1st floor | 60 m <sup>2</sup>  | 65 m <sup>2</sup>  | 73 m <sup>2</sup> / No / No               | No     | 10 937 100 CZK |
| SB-12     | 2 + kitchenette | 2nd floor | 62 m <sup>2</sup>  | 68 m <sup>2</sup>  | No / No / 21 m <sup>2</sup>               | No     | 9 721 500 CZK  |
| SB-20     | 2 + kitchenette | 3rd floor | 54 m <sup>2</sup>  | 59 m <sup>2</sup>  | No / No / 38 m <sup>2</sup>               | No     | 9 786 700 CZK  |
| SB-21     | 2 + kitchenette | 3rd floor | 62 m <sup>2</sup>  | 68 m <sup>2</sup>  | No / No / 22 m <sup>2</sup>               | No     | 9 784 000 CZK  |
| SB-24     | 2 + kitchenette | 3rd floor | 64 m <sup>2</sup>  | 70 m <sup>2</sup>  | No / No / 16 m <sup>2</sup>               | No     | 10 210 000 CZK |
| SB-29     | 3 + kitchenette | 4th floor | 89 m <sup>2</sup>  | 98 m <sup>2</sup>  | No / No / 18 m <sup>2</sup>               | No     | 13 965 000 CZK |
| SB-32     | 3 + kitchenette | 4th floor | 94 m <sup>2</sup>  | 101 m <sup>2</sup> | No / 16 m <sup>2</sup> / No               | No     | RESERVED       |
| SB-37     | 3 + kitchenette | 5th floor | 96 m <sup>2</sup>  | 99 m <sup>2</sup>  | 37 m <sup>2</sup> / No / 8 m <sup>2</sup> | No     | 16 425 100 CZK |
| SB-38     | 3 + kitchenette | 5th floor | 112 m <sup>2</sup> | 119 m <sup>2</sup> | 74 m <sup>2</sup> / No / No               | No     | 19 018 000 CZK |
| SB-5A     | 1 + kitchenette | 1st floor | 39 m <sup>2</sup>  | 42 m <sup>2</sup>  | 46 m <sup>2</sup> / No / No               | No     | RESERVED       |
| SB-11A    | 3 + kitchenette | 2nd floor | 71 m <sup>2</sup>  | 78 m <sup>2</sup>  | No / 11 m <sup>2</sup> / No               | No     | RESERVED       |