



63 m<sup>2</sup> Železná Ruda, Klatovy, Plzeň Region 9 728 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**

SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz

+420 770 186 186

Order number	<b>SB-12</b>	Price	<b>9 728 500 CZK</b>
Address	<b>Železná Ruda, Klatovy, Plzeň Region</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>63 m<sup>2</sup></b>
Floor area	<b>68 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>2nd floor</b>	Balcony	<b>21 m<sup>2</sup></b>

## About real estate

We offer for sale an apartment in the Rezidence Svatá Barbora project. The apartment has a layout of 2+kt and a floor area of 68 sqm with a balcony of 21 sqm. It is located on the 2nd 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>	78 m <sup>2</sup> / No / No	No	10 844 800 CZK
SB-5	2 + kitchenette	1st floor	53 m <sup>2</sup>	57 m <sup>2</sup>	55 m <sup>2</sup> / No / No	No	9 587 500 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	9 850 500 CZK
SB-8	3 + kitchenette	1st floor	60 m <sup>2</sup>	65 m <sup>2</sup>	14 m <sup>2</sup> / 10 m <sup>2</sup> / No	No	10 968 000 CZK
SB-12	2 + kitchenette	2nd floor	63 m <sup>2</sup>	68 m <sup>2</sup>	No / 21 m <sup>2</sup> / No	No	9 728 500 CZK
SB-15	2 + kitchenette	2nd floor	65 m <sup>2</sup>	70 m <sup>2</sup>	No / 17 m <sup>2</sup> / No	No	RESERVED
SB-20	2 + kitchenette	3rd floor	54 m <sup>2</sup>	58 m <sup>2</sup>	No / 39 m <sup>2</sup> / No	No	9 755 900 CZK
SB-24	2 + kitchenette	3rd floor	64 m <sup>2</sup>	70 m <sup>2</sup>	No / 17 m <sup>2</sup> / No	No	10 222 000 CZK
SB-28	3 + kitchenette	4th floor	99 m <sup>2</sup>	108 m <sup>2</sup>	No / 18 m <sup>2</sup> / No	No	RESERVED
SB-29	3 + kitchenette	4th floor	89 m <sup>2</sup>	98 m <sup>2</sup>	No / 18 m <sup>2</sup> / No	No	13 888 500 CZK
SB-2A	3 + kitchenette	1st floor	71 m <sup>2</sup>	78 m <sup>2</sup>	14 m <sup>2</sup> / 10 m <sup>2</sup> / No	No	RESERVED
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>	100 m <sup>2</sup>	42 m <sup>2</sup> / 11 m <sup>2</sup> / No	No	RESERVED
SB-38	3 + kitchenette	5th floor	112 m <sup>2</sup>	119 m <sup>2</sup>	71 m <sup>2</sup> / No / No	No	18 869 000 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	7 577 000 CZK
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