



🏠 54 m<sup>2</sup> 📍 Železná Ruda, Klatovy, Plzeň Region 💰 9 786 700 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>SB-20</b>	Price	<b>9 786 700 CZK</b>
Address	<b>Železná Ruda, Klatovy, Plzeň Region</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>54 m<sup>2</sup></b>
Floor area	<b>59 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>3rd floor</b>	Loggia	<b>38 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 58,9 sqm with a loggia of 37,9 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-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>	44 m <sup>2</sup> / No / No	No	7 561 000 CZK