

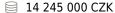






 $\boxplus$  94 m<sup>2</sup>

🔟 Železná Ruda, Klatovy, Plzeň Region 🛭 🗎 14 245 000 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	SB-32	Price	14 245 000 CZK
Address	Železná Ruda, Klatovy, Plzeň Region	Туре	Apartments
Disposition	3 + kitchenette	Usable area	94 m²
Floor area	101 m²	Energy performance of the building	B - Very economical
Floor	4th floor	Balcony	16 m²

## **About real estate**

We offer for sale an apartment in the Rezidence Svatá Barbora project. The apartment has a layout of 3+kt and a floor area of 101,3 sqm with a balcony of 16,4 sqm. It is located on the 5th 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 m²	68 m²	78 m² / No / No	No	10 844 800 CZK
SB-5	2 + kitchenette	1st floor	53 m²	57 m²	55 m² / No / No	No	9 587 500 CZK
SB-6	2 + kitchenette	1st floor	65 m²	70 m²	32 m² / No / No	No	9 850 500 CZK
SB-8	3 + kitchenette	1st floor	60 m²	65 m²	14 m² / 10 m² / No	No	10 968 000 CZK
SB-12	2 + kitchenette	2nd floor	63 m²	68 m²	No / 21 m² / No	No	9 728 500 CZK
SB-15	2 + kitchenette	2nd floor	65 m²	70 m²	No / 17 m² / No	No	RESERVED
SB-20	2 + kitchenette	3rd floor	54 m²	58 m²	No / 39 m² / No	No	9 755 900 CZK
SB-28	3 + kitchenette	4th floor	99 m²	108 m²	No / 18 m² / No	No	14 856 000 CZK
SB-29	3 + kitchenette	4th floor	89 m²	98 m²	No / 18 m² / No	No	RESERVED
SB-2A	3 + kitchenette	1st floor	71 m²	78 m²	14 m² / 10 m² / No	No	10 635 500 CZK
SB-32	3 + kitchenette	4th floor	94 m²	101 m²	No / 16 m² / No	No	14 245 000 CZK
SB-37	3 + kitchenette	5th floor	96 m²	100 m²	42 m² / 11 m² / No	No	16 441 000 CZK
SB-38	3 + kitchenette	5th floor	112 m²	119 m²	71 m² / No / No	No	18 869 000 CZK
SB-5A	1 + kitchenette	1st floor	39 m²	42 m²	46 m² / No / No	No	7 577 000 CZK
SB-11A	3 + kitchenette	2nd floor	71 m²	78 m²	No / 11 m² / No	No	9 915 000 CZK