



320 m<sup>2</sup>

Malšín, Český Krumlov, South Bohemia Region

26 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7685	Price	26 800 000 CZK
Address	Malšín, Český Krumlov, South Bohemia Region	Type	Houses
Category	Family House	Usable area	320 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	3 012 m <sup>2</sup>
Built up area	214 m <sup>2</sup>	Floor area	320 m <sup>2</sup>
Garden area	2 759 m <sup>2</sup>	Low energy	Yes
Energy performance of the building	B - Very economical	Number of floors	3
Device	Partly	Parking	2
Balcony	4 m <sup>2</sup>	Terrace	45 m <sup>2</sup>
Cellar	40 m <sup>2</sup>	Lift	No
Year of construction	2024		

## About real estate

We are proud to present an exceptional property located in one of the most picturesque areas of South Bohemia – a stylish, newly built low-energy family house or holiday home with a 5+kt layout, featuring a spacious terrace with breathtaking panoramic views of the Šumava Mountains and the Austrian Alps. This unique property is ideal for comfortable year-round living or relaxing retreats in close proximity to nature, just a few kilometers from Český Krumlov and Lake Lipno. The generous usable area of the house is 320 m<sup>2</sup>, set on a large plot of 3,012 m<sup>2</sup> that ensures privacy, shade, and a peaceful atmosphere.

Among the highlights of this home are the stunning, uninterrupted views of the surrounding mountain ranges, a quiet location with minimal light pollution perfect for rest and stargazing, and a modern smart home system with advanced technology and security features, including six exterior cameras, smoke and motion detectors, and connection to a central monitoring service. The property also offers a high standard of interior finishes, such as Bosch appliances, Villeroy & Boch and Laufen sanitaryware, Kludi faucets, and Sapeli doors. Built to high ecological and energy-efficient standards (energy class B), the house is equipped with a NIBE air-to-water heat pump and underfloor heating throughout. There is also covered parking for two cars and a Tesla Wallbox for electric vehicle charging.

The home consists of three floors, including a partially underground level with technical and utility facilities. The heart of the house is a spacious living room with an open-plan kitchen and dining area, featuring a handcrafted solid oak dining table for ten, traditional ceramic stove, and direct access to a generous 45 m<sup>2</sup> south-facing terrace. There are four bedrooms in total – one on the ground floor and three in the beautifully designed attic with exposed wooden beams – along with three designer bathrooms (the main one featuring a freestanding bathtub) and two walk-in closets. Additional amenities include a custom-built entrance hall wardrobe, abundant storage space, a laundry room, and a large technical room.

The interior is finished with top-quality materials, including oak floors and windowsills, matte stone-effect tiles, metal details, and flush reverse interior doors. The terrace and façade are clad in Siberian larch, while wooden triple-glazed windows are complemented by aluminium flush-mounted blinds. Heating and hot water are provided by a NIBE air-to-water heat pump with an integrated reservoir, and the property is pre-wired for photovoltaic panels with battery storage. It is connected to a local water supply, equipped with a 6 m<sup>3</sup> rainwater retention tank, a three-chamber wastewater treatment plant, and both 230 V and 400 V electricity.

The house is fully secured and connected to a central security service, with six remotely controlled exterior cameras, smoke and motion detectors, and remote operation of the heating system, security system, and EV charger.

Located in the idyllic hamlet of Ostrov in the village of Malšín, this Šumava mountain setting sits at an elevation of 794 meters, just 16 km south of Český Krumlov and close to Lake Lipno (18 km by car, 9 km by bike). It is an ideal location for lovers of nature, tranquility, and outdoor sports, with easy access to the ski resorts of Lipno (18 km) and Sternstein (23 km). Thanks to the newly completed highway, Prague is less than 2.5 hours away by car.

We would be pleased to arrange a personal viewing so you can experience the atmosphere of this exceptional home and discover whether it could be your new residence or dream holiday retreat.