



4 198 m<sup>2</sup>
 Hřbitovní, Český Krumlov, Horní Brána, South Bohemia Region
 39 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7687</b>	Price	<b>39 900 000 CZK</b>
Address	<b>Hřbitovní, Český Krumlov, Horní Brána, South Bohemia Region</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>4 198 m<sup>2</sup></b>

## About real estate

We offer for sale an attractive building plot with a total area of 4,198 m<sup>2</sup> in the prestigious location of Horní brána, Český Krumlov. The plot is located in the eastern part of the town, on a sunny slope with views of the surrounding greenery and pleasant residential surroundings. The offer includes an approved volume study for the construction of a four-storey apartment building divided into two architecturally compact buildings, which has already received a positive opinion from the city's planning and building authority.

The project envisages 63 residential units ranging from 1+kk to spacious 5+kk with a total living area of 3,970 m<sup>2</sup>. Each apartment is designed with an emphasis on comfort and quality of living – they include loggias, balconies or terraces with an average area of 10 m<sup>2</sup>. Garage parking is provided on the first underground floor, with additional parking spaces available within the complex. The varied shape of the buildings and their sensitive height arrangement respect the scale of the surrounding buildings and fit naturally into the existing urban structure. The land is fully connected to utilities, including electricity, water and sewerage.

The Horní brána neighbourhood is one of the most sought-after areas of Český Krumlov, offering a combination of a peaceful environment, accessible infrastructure and proximity to the historic centre. The surrounding area features both family homes and smaller apartment buildings, as well as natural and recreational facilities. Český Krumlov is one of the most important cultural and tourist centres in southern Bohemia, with excellent access from České Budějovice (22 km) and the Austrian border.

The town is listed as a UNESCO World Heritage Site and has long been one of the most attractive locations for investment in residential housing. This offer represents a unique opportunity to develop a high-quality residential project with high investment potential in one of the most picturesque parts of the Czech Republic.