

## Svoboda & Williams Was Retained to Broker the Sale of Apartments in the U Hájenky Project

13:55 2019-04-18

Svoboda & Williams

Documents attached:



The Svoboda & Williams real estate agency has been exclusively retained to broker the sale of 21 apartments in the newly emerging U Hájenky project, which is situated in the immediate vicinity of the Lipno Reservoir close to Český Krumlov. It will offer 15 passive Šumava cottages built in a modern style. Each will consist of two separate units with a terrace and a garden. The construction will be divided into three stages, the first of which will be completed before the end of 2019.

The U Hájenky project offers modern living in the heart of the South Bohemian countryside, a popular destination for outdoor activities and sports. The separate duplex houses with gardens and terraces inspired by traditional Czech country covered entrances will be arranged in a symmetrical pattern. Each house will include 2 three-bedroom, 130 sq. m. apartment units. Their efficient layouts will be spread out over two floors and an attic, which can be used as an additional bedroom or storage space.

The houses will conform to passive housing standards and be built to respect the pristine nature that surrounds them. They will be offered in a basic standard that includes top-class ventilation, heating, and cooling systems. The premium option will offer air recuperation, a fireplace insert, outdoor window blinds, and photovoltaic panels. It will also be possible to add a space for hypoxic therapy, which simulates a high-altitude environment, in one of the

bedrooms. There is also the possibility of property management services, which include cutting the grass, cleaning, clearing away snow, as well as rental management services.

The project is located between the mountains and the reservoir, allowing future owners to use the houses all year round, instead of only seasonally. Besides the famous Lipno Reservoir, they can also look forward to a ski slope and a cable car, which will be placed only one hundred meters from the houses. The surrounding area offers many hiking trails and bike paths. There are only a handful of places like it in the Czech Republic, which are more reminiscent of what can be found in Alpine countries. The U Hájenky project houses are a wonderful opportunity for lovers of outdoor activities, winter sports, and relaxation in nature.

The project will be constructed in three stages, the first of which will be completed before the end of the year. The individual units will be sold in a finished state.