

*The leader in apartment  
accommodation in the region*

# APARTMENT SALES CATALOGUE



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stabile | fair | functional

## LIPNO LAKE RESORT



- The market value of the apartments is constantly growing thanks to the quality maintenance and good location.
- We have got one of the most sophisticated systems of financing the operation of the resort with a good return on investment to the owners even when spending considerable funds on maintenance.
- The organisational structure runs according to a stabilized, efficient and time-tested model.
- We are continuously investing in apartment interiors, buildings and infrastructure to maintain our market position in an increasingly competitive environment.
- We have a large number of loyal guests who appreciate that the resort is constantly evolving and moving forward and who keep coming back.

## BASIC PILLARS OF THE LLR OPERATING MODEL

- The resort is operated as an investment property with commercial rental of apartments to third parties.
- The renting owner does not have to take care of resort operation, all management, maintenance, rental is provided by LLR.
- Security of common assets, tax optimization and flexible decision-making due to the effective interconnection of the 100% owned companies Lipno Lake Resort, Cooperative and Lipno Lake s.r.o. (Ltd.).

precision | efficiency | sustainability



accessibility | relaxation | entertainment



## COMPOUND OF LIPNO LAKE RESORT

The compound of LIPNO LAKE RESORT is located between Lake Lipno and the Ski Resort Lipno. It was built in 2005–2007 and it consists of 5 buildings in which 92 comfortable and very spacious apartments are located.

The compound is accessible by the main road. The entrance to the internal road of the resort is secured by a gate and the car park extends along the resort directly in front of the individual buildings.

Directly in the resort, there is a children's playground with a large pirate ship and slides, an outdoor heated swimming pool, a sports multifunctional field, a mini-golf course and table tennis, a fire ring and a children's corner with lots of interactive games. All of this is free for our guests and owners to use. An important part of our services is the sports equipment rental shop right next to the reception. The rental shop offers discounted rates and our owners also have a yearly budget to use the rental equipment for free.

## APARTMENTS OF LIPNO LAKE RESORT

The apartments have their own sauna, a south-facing terrace or balcony with a view of the adjacent park and Lake Lipno and their own storage for sports equipment. Each apartment has a living room with an electric fireplace, a fully equipped kitchen and, depending on the type, 1–5 bedrooms and 1–2 bathrooms and toilets.

Some of the resort apartments are adapted for stays with small children. These apartments are equipped with a cot and baby chair, playpen and toys. They also have safety protectors on cookers, socket covers, stairway barriers and secured windows. Each owner can decide for this option and Lipno Lake s.r.o. (Ltd.) will equip the apartment at its own expense.

The apartments can be made available for stays with pets. However, combination of a dog and a children's apartment is not possible.

comfort | space | quality



Apartment	Studio	Suite	Premium apartment	Superior apartment	Premium loft	Superior loft	Grand loft
Apartment area	66 m <sup>2</sup>	66 m <sup>2</sup>	87 m <sup>2</sup>	97 m <sup>2</sup>	117.79 m <sup>2</sup>	127.50 m <sup>2</sup>	165 m <sup>2</sup>
Terrace   Balcony	9 m <sup>2</sup>	9 m <sup>2</sup>	23 m <sup>2</sup>	32 m <sup>2</sup>	9 m <sup>2</sup>	20 m <sup>2</sup>	35 m <sup>2</sup>
Bedroom   Bathroom   Sauna	1   1   1	2   1   0	2   1   1	2   1   1	3   2   1	3   1   1	5   2   1
Max. number of people (with extra bed)	2 (4)	4 (6)	4 (6)	4 (6)	6 (8)	10 (12)	10 (12)
Living room with dining room	underfloor heating, electric fireplace, sofa, sofa bed, LCD TV						
Kitchen	electric cooker, fridge, microwave oven, dishwasher, kettle, coffee maker						
Bedroom	beds, closet, toilet table, LCD TV						
Bathroom	shower, bathtub, two sinks, hair dryer, sauna						



## APARTMENTS FOR SALE



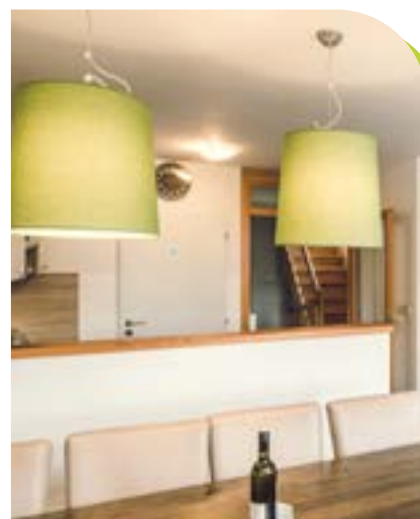
APARTMENT LLR717

- ▶ type Premium loft
- ▶ 3rd and 4th floor
- ▶ size 4 rooms + kitchen nook
- ▶ three bedrooms
- ▶ ownership apartment



APARTMENT LLR749

- ▶ type Premium
- ▶ 2nd floor
- ▶ size 3 rooms + kitchen nook
- ▶ two bedrooms
- ▶ ownership apartment



APARTMENT LLR767

- ▶ type Premium
- ▶ 2nd floor
- ▶ size 3 rooms + kitchen nook
- ▶ two bedrooms
- ▶ ownership apartment



APARTMENT LLR762

- ▶ type Superior
- ▶ first floor
- ▶ size 3 rooms + kitchen nook
- ▶ two bedrooms
- ▶ ownership apartment



APARTMENT LLR781

- ▶ type Premium
- ▶ 2nd floor
- ▶ size 3 rooms + kitchen nook
- ▶ two bedrooms
- ▶ ownership apartment

## APARTMENT LLR717

Apartment of the size 4 + kitchen nook type Premium loft, with three bedrooms, on the 3rd and 4th floors.

The total floor space of the residential premises 127.5 m<sup>2</sup> consists of:

Building	Space m <sup>2</sup>	Living room and kitchen m <sup>2</sup>	Bedroom m <sup>2</sup>	Bedroom m <sup>2</sup>	Bedroom m <sup>2</sup>	Hall m <sup>2</sup>	Sauna m <sup>2</sup>	Bathroom m <sup>2</sup>	WC m <sup>2</sup>	Other m <sup>2</sup>	Price CZK
303/M	127.50	42.65	16.30	17.00	13.35	7.00	5.80	7.85	1.15	16.4	7 650 000

The facilities and equipment of the non-residential space include a south-facing **terrace** with an area of 20.2 m<sup>2</sup> and all its internal installations (piping of water, hot water, heating, electrical wiring, gas wiring, common TV antennas, air-conditioning system in the non-residential space, etc., including risers including closing valves), flooring, non-bearing partitions, doors located inside the non-residential space and the inner sides of the entrance doors and external windows, mixer taps, sanitary facilities and toilets, heating elements, electric fireplace, electric stove in the sauna, kitchen cabinets, electric cooker, exhaust hood, bell, water meter, gas meter.

The apartment is in private ownership.



# APARTMENT LLR749

Apartment of the size 3 + kitchen nook type Premium apartment, with two bedrooms, on the 2nd floor.

The total floor space of the residential premises **88.73 m<sup>2</sup>** consists of:

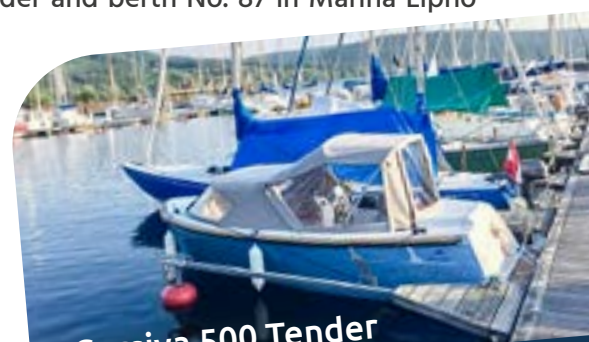
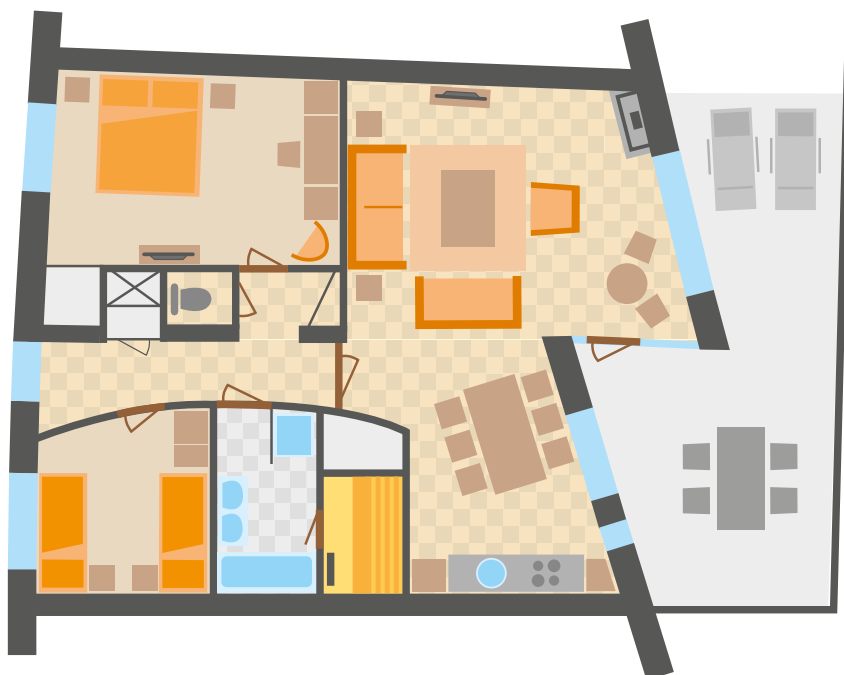
Building	Space m <sup>2</sup>	Living room and kitchen m <sup>2</sup>	Bedroom m <sup>2</sup>	Bedroom m <sup>2</sup>	Hall m <sup>2</sup>	Sauna m <sup>2</sup>	Bathroom m <sup>2</sup>	Cellar m <sup>2</sup>	WC m <sup>2</sup>	Other m <sup>2</sup>	Price CZK
302/M	88.73	38.50	16.55	8.09	7.72	2.50	6.68	4.80	1.30	2.59	6 500 000

The facilities and equipment of the non-residential space include a south-facing **terrace** with an area of **25.7 m<sup>2</sup>** and all its internal installations (piping of water, hot water, heating, electrical wiring, gas wiring, common TV antennas, air-conditioning system in the non-residential space, etc., including risers including closing valves), flooring, non-bearing partitions, doors located inside the non-residential space and the inner sides of the entrance doors and external windows, mixer taps, sanitary facilities and toilets, heating elements, electric fireplace, electric stove in the sauna, kitchen cabinets, electric cooker, exhaust hood, bell, water meter, gas meter.

**The apartment is in private ownership.**

Possibility of taking over a mortgage loan, balance approx. 2 million CZK, interest rate 2,79% until 04/2026.

**The price of the apartment includes the motor boat Corsiva 500 Tender and berth No. 87 in Marina Lipno Přístav, length 7 m, the anchorage is owned by the cooperative.**



## Corsiva 500 Tender

Motor boat for 5 persons, produced 2016 with engine Mercury F 10 EL. Colour light blue, perimeter decorative rope beige, complete mattress Silververtex, folding table, complete cabrio 3-part (front part, rear part - bimini, detachable sides) light grey, HPL teak floor Finland, touchscreen navigation - Lowrance echo sounder 5 Ti + map CZ, battery varta 105 Ah marine professional, water ladder, Pioneer radio (MP3, CD, USB) + Boss marine speakers + waterproof radio cover, MOT till 06/2025. The boat has always been stored in winter in a closed hall in winter. Also included in the price is the boat trailer Tema B 13 for 1300kg.



## APARTMENT LLR767

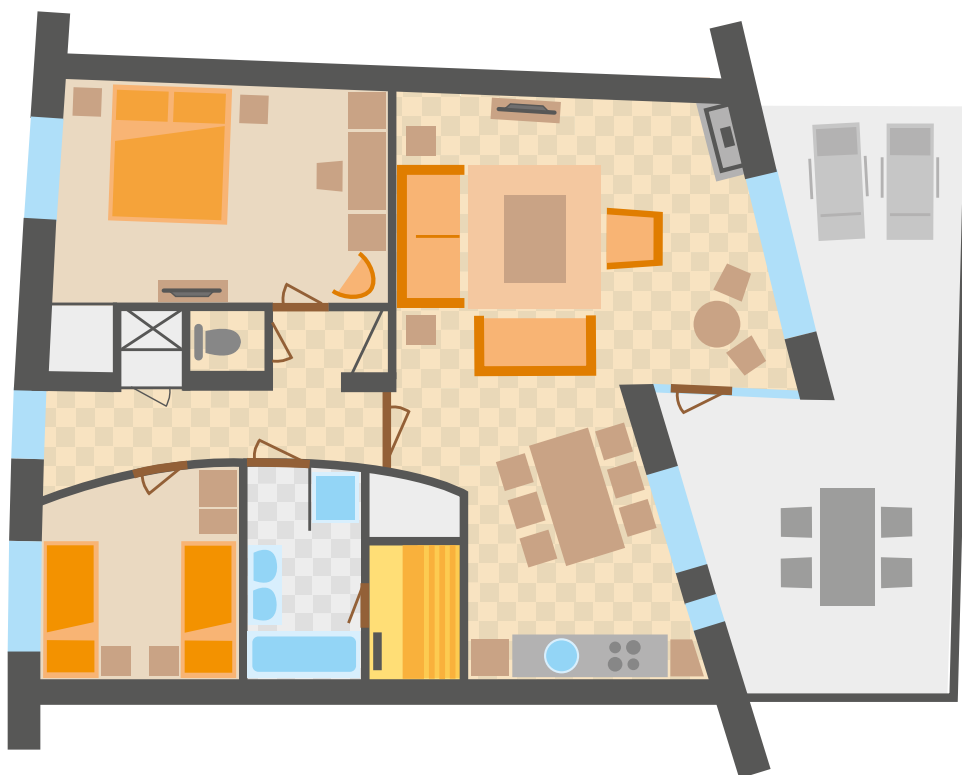
Apartment of the size 3 + kitchen nook type Premium apartment, with two bedrooms, on the 2nd floor.

The total floor space of the residential premises **88.52 m<sup>2</sup>** consists of:

Building	Space m <sup>2</sup>	Living room and kitchen m <sup>2</sup>	Bedroom m <sup>2</sup>	Bedroom m <sup>2</sup>	Hall m <sup>2</sup>	Sauna m <sup>2</sup>	Bathroom m <sup>2</sup>	Cellar m <sup>2</sup>	WC m <sup>2</sup>	Other m <sup>2</sup>	Price CZK
305/P	88.52	38.50	16.55	8.09	7.72	2.50	6.68	4.60	1.30	2.58	6 500 000

The facilities and equipment of the non-residential space include a south-facing **terrace** with an area of **25.7 m<sup>2</sup>** and all its internal installations (piping of water, hot water, heating, electrical wiring, gas wiring, common TV antennas, air-conditioning system in the non-residential space, etc., including risers including closing valves), flooring, non-bearing partitions, doors located inside the non-residential space and the inner sides of the entrance doors and external windows, mixer taps, sanitary facilities and toilets, heating elements, electric fireplace, electric stove in the sauna, kitchen cabinets, electric cooker, exhaust hood, bell, water meter, gas meter.

The apartment is in private ownership.





## APARTMENT LLR762

Apartment of the size 3 + kitchen nook type Superior apartment, with two bedrooms, on the first floor.

The total floor space of the residential premises 98.50 m<sup>2</sup> consists of:

Building	Space m <sup>2</sup>	Living room and kitchen m <sup>2</sup>	Bedroom m <sup>2</sup>	Bedroom m <sup>2</sup>	Hall m <sup>2</sup>	Sauna m <sup>2</sup>	Bathroom m <sup>2</sup>	WC m <sup>2</sup>	Other m <sup>2</sup>	Price Eur
305/P	98,50	44,97	16,55	11,04	8,37	2,50	6,35	1,30	7,42	289.500

The facilities and equipment of the non-residential space include a south-facing **terrace** with an area of 32.69 m<sup>2</sup> and all its internal installations (piping of water, hot water, heating, electrical wiring, gas wiring, common TV antennas, air-conditioning system in the non-residential space, etc., including risers including closing valves), flooring, non-bearing partitions, doors located inside the non-residential space and the inner sides of the entrance doors and external windows, mixer taps, sanitary facilities and toilets, heating elements, electric fireplace, electric stove in the sauna, kitchen cabinets, electric cooker, exhaust hood, bell, water meter, gas meter.

The apartment is in private ownership.





## APARTMENT LLR781

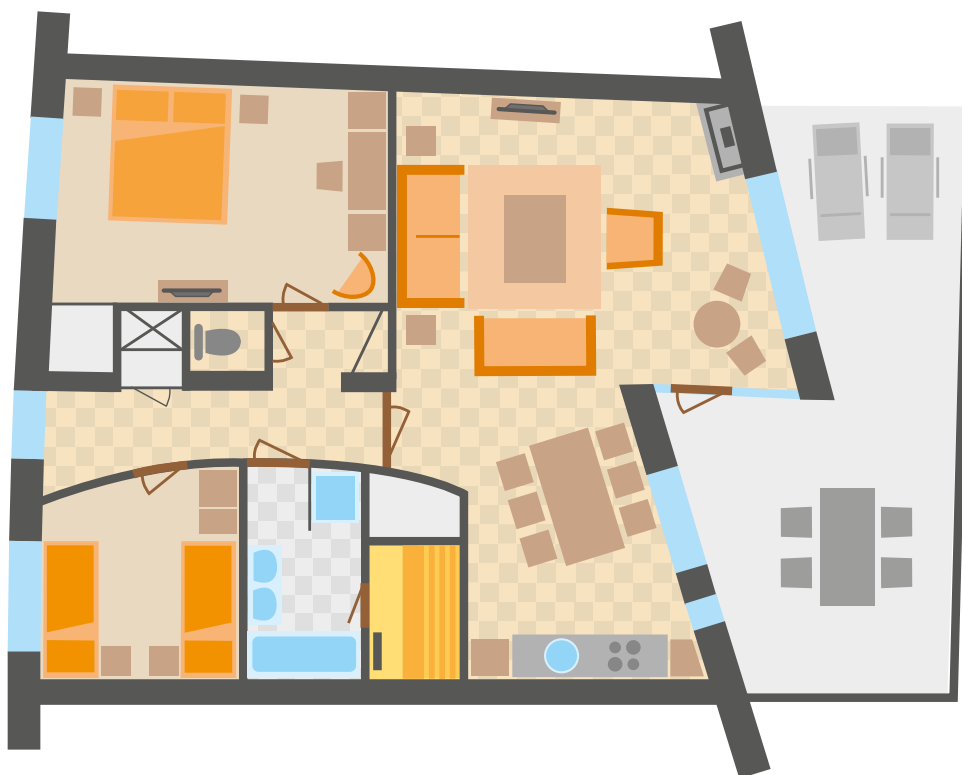
Apartment of the size 3 + kitchen nook type Premium apartment, with two bedrooms, on the 2nd floor.

The total floor space of the residential premises **88.30 m<sup>2</sup>** consists of:

Building	Space m <sup>2</sup>	Living room and kitchen m <sup>2</sup>	Bedroom m <sup>2</sup>	Bedroom m <sup>2</sup>	Hall m <sup>2</sup>	Sauna m <sup>2</sup>	Bathroom m <sup>2</sup>	Cellar m <sup>2</sup>	WC m <sup>2</sup>	Other m <sup>2</sup>	Price CZK
306/Q	88.30	38.50	16.55	8.03	8.00	2.50	6.68	4.15	1.30	2.59	6 400 000

The facilities and equipment of the non-residential space include a south-facing **terrace** with an area of **25.7 m<sup>2</sup>** and all its internal installations (piping of water, hot water, heating, electrical wiring, gas wiring, common TV antennas, air-conditioning system in the non-residential space, etc., including risers including closing valves), flooring, non-bearing partitions, doors located inside the non-residential space and the inner sides of the entrance doors and external windows, mixer taps, sanitary facilities and toilets, heating elements, electric fireplace, electric stove in the sauna, kitchen cabinets, electric cooker, exhaust hood, bell, water meter, gas meter.

The apartment is in private ownership.



## OWNERSHIP OF THE APARTMENT

The apartments are both privately and cooperatively owned and the new owner always buys the apartment into their personal ownership. Even after the transfer to personal ownership, the owner of the apartment remains a cooperative owner, as the subject of the transfer to personal ownership is not the land, swimming pools, sports grounds, parking, reception, or underground utilities.

The owner of the apartment is a member of the Condominium (hereinafter referred to as "SVJ") for the building. The SVJ authorizes LIPNO LAKE RESORT, Cooperative (hereinafter referred to as "LLR, Cooperative") to perform property management, maintenance and repair of the buildings and all financial transactions related thereto.

LLR, Cooperative has 3 statutory representatives elected from its members and it is the sole owner of the operating company Lipno Lake s.r.o. (hereinafter referred to as "LL s. r. o."), which acts as a caretaker in the resort and provides commercial rental of apartments. LL s. r. o. has 2 statutory representatives elected from the members of LLR, Cooperative (mostly the same persons for the Cooperative and the s. r. o.). Both the Cooperative and the s.r.o. are represented in day-to-day operational matters by a proxy who is also the Park Manager.

## OPERATING CONDITIONS OF THE RESORT AND LEASE

LIPNO LAKE RESORT is a holiday resort with apartments for rent. The owners of the apartments have lease agreements with LL s.r.o. for monthly fixed and annual variable rentals and LL s.r.o. rents the complex to guests for short-term stays. LL s.r.o. manages the operation of the entire resort and bears the costs related to the operation such as maintenance of the greenery, roads and car park, leisure facilities at the resort (swimming pool, court, playground, play corner), TV and internet charges, power, operation of the reception and maintenance of the interior of the apartments (ordinary maintenance as well as redecoration and repairs), cleaning of the interiors and exteriors. At the same time, the rental owners do not pay any fees to the real estate repair fund, which are also paid for by the yield of LL s.r.o.

There is no obligation to rent the apartments. Owners who wish to use the apartment only for their own purposes without commercial rental may choose to do so, but are subsequently obliged to pay LL s. r. o. the costs of managing and operating the premises and LLR, Cooperative the costs of maintaining and repairing the property. The non-rented apartment may not be offered for commercial stays for a fee, but owners may use some chargeable reception services such as cleaning, supplying bed linen and towels, handing over keys. Owners are of course entitled to use all the facilities in the site of LIPNO LAKE RESORT.

Specific terms and conditions are set out in the Apartment unit lease agreement and the Property maintenance and repair agreement. The average net annual rental income is 2.6% of the investment. The fixed and variable rent from Lipno Lake s.r.o. is distributed among the individual apartment owners according to the floor area of the apartment and is paid twice a year.

Guests of LIPNO LAKE RESORT are from all over the world, but Czech, Dutch and German clients still predominate. If apartment owners wish to come to stay, they are obliged to make a valid reservation through the LIPNO LAKE RESORT reception. Owners use the standard price list for stays and apply owner discounts (20 – 70% of the standard price). If the owner's apartment is not available on the requested date, the reception will offer accommodation in another available apartment.





# DIAGRAM OF THE PROPERTY OF LIPNO LAKE RESORT, COOPERATIVE



**Gross and net revenue of renting owners by apartment type** (based on data from the post-Covid year 2022)

Apartment type	Gross revenue	Share of gross revenue in sales	Net revenue	Share of net revenue in sales
4S	217 790	63%	118 978	34%
6L	219 481	62%	121 018	34%
6SL	258 363	62%	140 491	34%
6SXL	280 621	62%	152 676	34%
8SB	320 911	62%	175 719	34%
8ST	353 199	61%	195 041	34%
12S	453 762	63%	243 695	34%

## RESORT IN THE HEART OF THE ACTION

- ▶ Apartments LIPNO LAKE RESORT provide visitors of the Lipno area with the ideal facilities for a varied stay, whatever the season is.
- ▶ LIPNO LAKE RESORT is located right next to the slopes of the Lipno Ski Centre, the highest quality resort for families with children in the Czech Republic. There are the Ski Centre Frymburk and Austrian Ski Centres Sternstein and Hochficht in the vicinity.
- ▶ The large Lipno beach with well-kept grass, pebble and sandy secluded places is very popular and there is the lake cycleway, which is situated only 100 meters away from the resort.
- ▶ When the swimming pool in the resort is not in operation, all guests can use the services of Lipno aquapark with many water attractions (100 m from the resort) free of charge.
- ▶ The immediate proximity of the Šumava Mountains offers many opportunities for healthy hiking and cycling.
- ▶ There is also a large number of wellness services, fitness programmes, indoor sports facilities, bowling, excellent restaurants and children's play corners.

### SUMMER IN LIPNO

- ▶ Lake Lipno with Extensive Beaches – Steamboat Trips
- ▶ Windsurfing – Yachting – Water Sports – Fishing
- ▶ Cycling – In-line – Downhill and Pump Tracks
- ▶ Bobsleigh Track – Rope Park – Adventure Mini Golf
- ▶ Treetop Walkway and Forest Kingdom
- ▶ Outdoor Tennis and Volleyball Courts – Football Pitch



### WINTER IN LIPNO

- ▶ Top Rated Family Ski Centre Lipno
- ▶ Ski Centres in the Vicinity Sternstein (20 km), Hochficht (50 km), Frymburk (5 km)
- ▶ Cross-country Skiing Tracks – Skating "Highway" Lipno
- ▶ Snowshoe Trips – Skialping – Dog Sledding

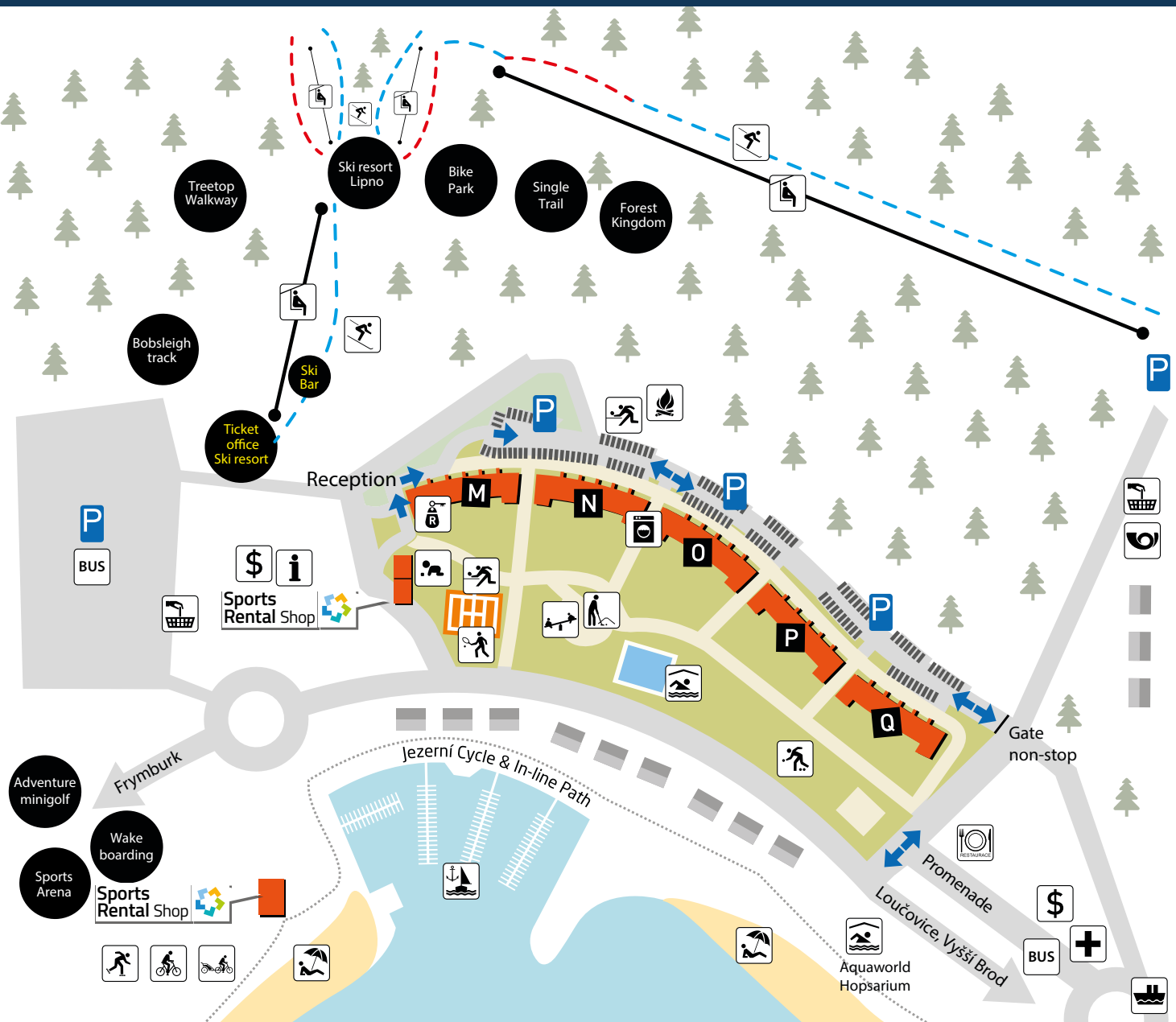


### EXPERIENCES AND RELAXATION IN ALL WEATHER CONDITIONS

- ▶ Aquaparks Lipno and Frymburk
- ▶ Wellness and Fitness Programmes – Thai and Traditional Massages
- ▶ Salt Cave – World under the Water – Restaurants
- ▶ Halls with Badminton and Squash Courts
- ▶ Bowling – Children's Corner – Jump Adventure Park







## Parking

## Apartments

## Cellars

