



House Four-bedroom (5+kk)

€ 699 732 | CZK 17 000 000

160 m², Karlovy Vary, Karlovy Vary, Pražská silnice





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Plot	347 m²
Foot print	85 m²
Parking	1 parking space
Cellar	-
PENB	G
Reference number	107974

This three-story detached residence is located in a beautiful spot beneath an expansive forest park in a quiet residential part of Karlovy Vary, offering views of the surrounding nature and the Imperial Hotel. The luxuriously furnished interior in a Rococo style corresponds with a unique blend of architectural elements typical of this spa town. Residents also have access to a sauna, a terrace surrounded by greenery, and 1 parking space.

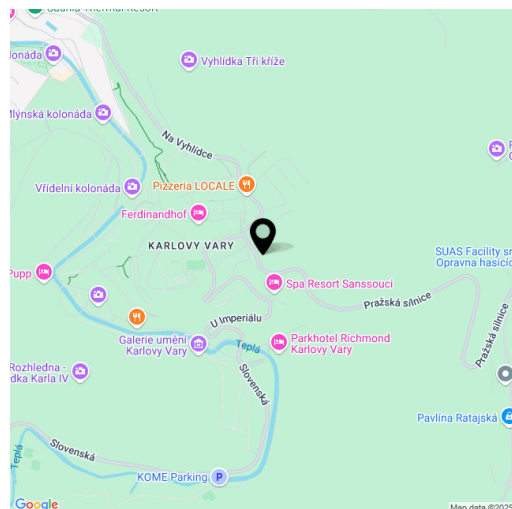
On the ground floor of the west-facing villa, there is an entrance hall and an open plan living space connecting the living room, dining area, and kitchen. From here, there is direct access to the terrace with seating, offering complete **privacy**. The ground floor also includes staff facilities, a laundry room, a toilet, and a storage room. The spiral staircase from the living room leads to the first floor, which houses two bedrooms and a bathroom. The top floor features another two bedrooms, a bathroom with a **sauna**, and a spacious walk-in closet. Right by the house is **1 parking space** with a remotely controlled gate.

The residence was meticulously renovated between 2016 and 2018, **sensitively integrating preserved historical elements with modern highest-quality amenities**. The new **wooden windows** and entrance doors on the ground floor are security doors, and the interior is enhanced by **wooden parquet floors** and wooded interior doors. **Underfloor heating** connected to a **Vaillant** gas boiler ensures thermal comfort. The house is equipped with a security system connected to the Safeguard service.

In addition to its unique character, the property also offers investment potential with an annual yield of over 1 million CZK and has a 9.4 ("Fantastic") rating on Booking.com.

Karlovy Vary is known as the most visited spa town in the Czech Republic, famous not only for its healing springs and beautiful **colonnade** but also for its prestigious international film festival. Besides the spa atmosphere, the city offers a complete range of public amenities — the Varyáda shopping center, cinemas, theaters, schools of all levels, and a wide variety of restaurants, cafés, and bars. The city is not only a tourist hub but also home to the traditional **glassmaking** and food industries. Iconic brands like Moser, Becherovka, Karlovarské oplatky, and Mattoni mineral waters are an inseparable part of its **rich history**.

Total area approx. 160 m² + attic storage space, plot 347 m².





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