



Apartment One-bedroom (2+kk)

€ 316 352 | CZK 7 700 000

85.3 m², Cheb, Mariánské Lázně, Zeyerova





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Total area	184 m²
Floor area*	85 m²
Balcony	6 m²
Terrace	92 m²
Parking	Outdoor parking space
Cellar	3 m²
PENB	C
Reference number	108996

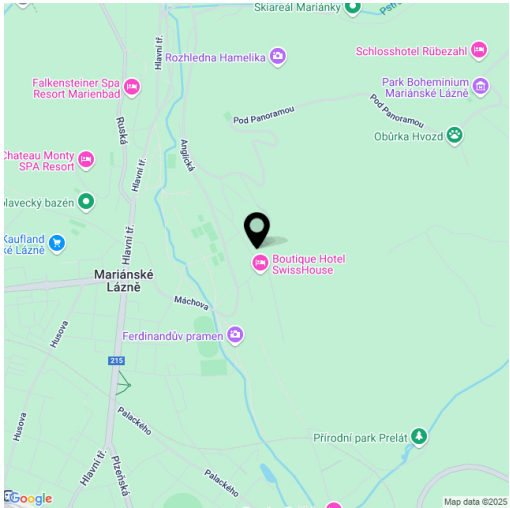
This air-conditioned apartment with a spacious terrace and balcony is located on the ground floor of a recently completed residential building with an elevator. The residence is situated in a beautiful elevated area of Mariánské Lázně, right next to a forest and close to the main boulevard (Hlavní třída).

The layout of the apartment includes a spacious living room with a preparation for a kitchen and access to an almost 100 m² southwest-facing terrace, a bedroom with a northeast-facing balcony, a bathroom (with a window, bathtub with shower screen, sink, and toilet), a separate toilet, and an entrance hall.

The residence was completed in 2024. Facilities include click vinyl floors, wooden Euro-windows, air-conditioning, frameless doors, a video intercom with remote entrance door control, heating via a Protherm electric boiler, hot water via a water heater, and pre-wiring for a smart home system. The building has an elevator, a security camera, and a direct footbridge to the forest. The purchase price includes one outdoor parking space and a cellar.

A very attractive location lies in the immediate vicinity of tennis courts and the Ferdinand Spring, close to restaurants and cafés, and about 5 minutes by car from a golf club. Also within easy reach is a shopping center, cinema, and swimming pool. Mariánské Lázně, listed as a UNESCO World Heritage Site, is surrounded by the stunning nature of the Slavkovský Forest, and the Český les Protected Landscape Area is also not far away.

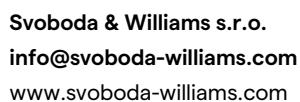
Floor area 85.3 m², terrace 92.27 m², balcony 6.8 m², cellar 3.01 m².



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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