



Apartment One-bedroom (2+kk)

Sold

79.6 m², Cheb, Mariánské Lázně, Zeyerova



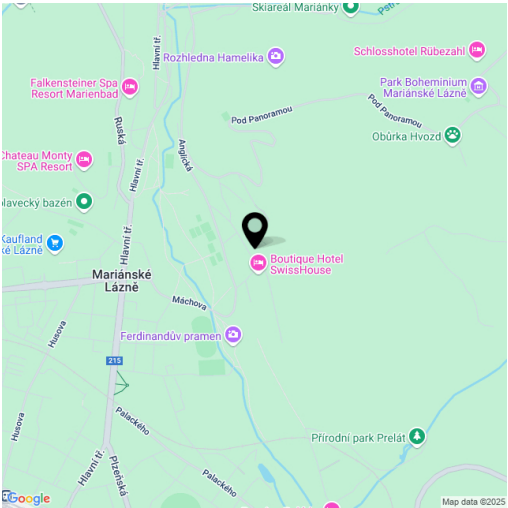


Apartment One-bedroom (2+kk)

Sold

79.6 m², Cheb, Mariánské Lázně, Zeyerova

Total area	97 m²
Floor area*	80 m²
Balcony	18 m²
Parking	Garage parking space with a EV charger
Garage	Yes
Cellar	3 m²
PENB	C
Reference number	108997



This apartment with a terrace and balcony is located on the 1st floor of a recently completed residential building with an elevator and a lovely view that, in good visibility, reaches as far as the Český les and the Šumava mountains. The residence stands 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 a **southwest-facing balcony**, a bedroom with a **northeast-facing balcony**, a bathroom (with a walk-in shower, sink, and toilet), a utility room (with a washing machine connection), and an entrance hall.

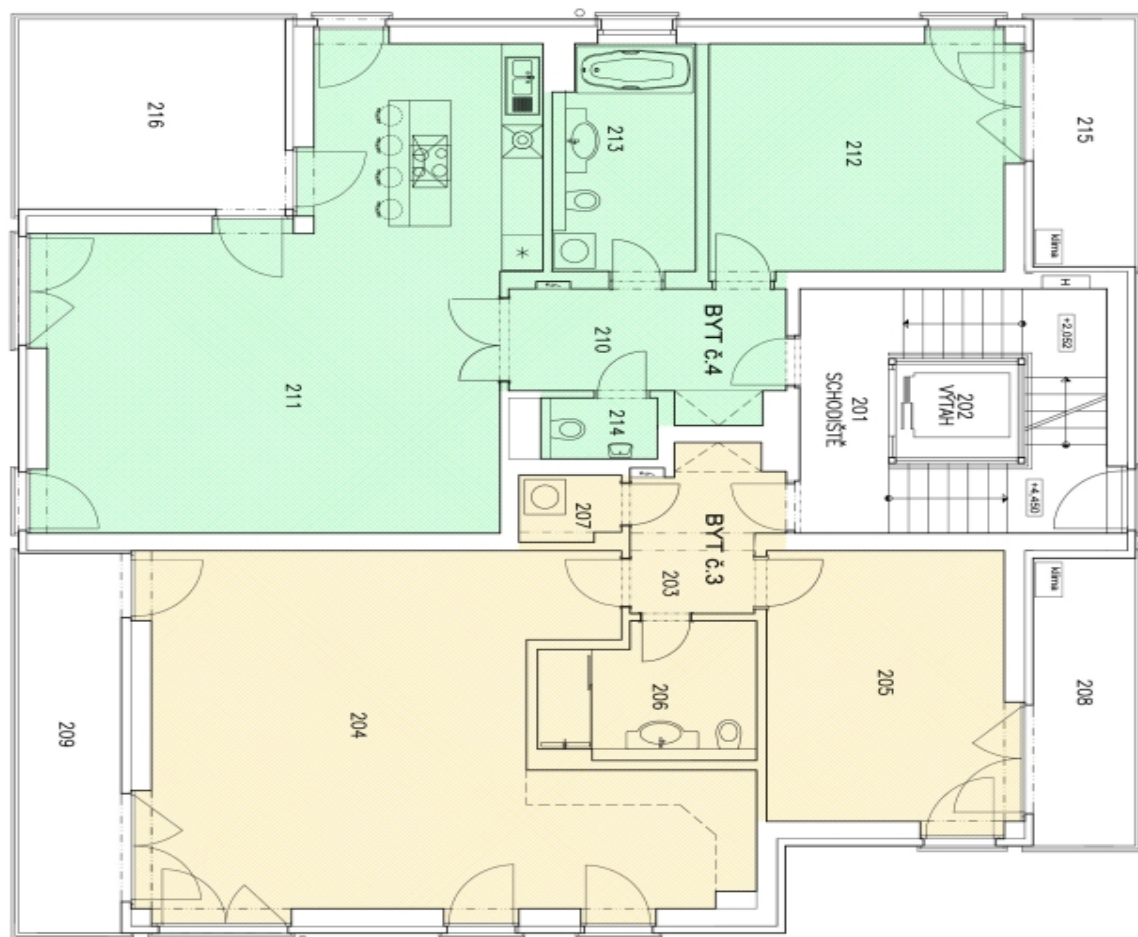
The residence was completed in 2024. Facilities include click vinyl floors, **wooden Euro-windows**, complete pre-installation for **air-conditioning**, frameless doors, heating via a Protherm electric boiler, hot water provided by a water heater, a **video intercom** with remote door entry, and pre-wiring for a smart home system. The building is equipped with an **elevator**, a security camera, and a **direct footbridge to the forest**. The purchase price includes a **cellar** and a **garage parking space with an EV charger**.

This beautiful location is in the immediate vicinity of **tennis courts** and the **Ferdinand Spring**, close to restaurants and cafés, and about a 5-minute drive from a **golf club**. Also within easy reach are a shopping center, cinema, and **swimming pool**. Mariánské Lázně, a **UNESCO-listed spa town**, is surrounded by the **breathtaking nature of the Slavkovský Forest**, with the **Český les Protected Landscape Area** also not far away.

Floor area 79.6 m², balconies 10.21 m² and 7.63 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.

79.6 m², Cheb, Mariánské Lázně, Zeyerova




BYT 4.4 65,38 m2

PODĀĀĀVĀJA PĒCĒJA DĒĻĀ NĀRĒŽENĪ VĀJĀDĀ 6.3962013 V AKTUALĪMĀM ZĪNĒJĀ 1.1.2014. VĒRĒ 1
\$3 (cikt. 1) a 96 (cikt. 1)
/ pĀcĀa bĀvĀ ģĒmĒmĀrĀm ģĒmĀm sĀvĒjĀm kĀrĀstĀdĀj ģĒrĀrĀlĀdĀjĀm bĒvĀ ģĒmĀm jĒkĀm sĀrĀrĀtĀjĀm ģĒpĀrĀ
a vĀrĒm vĒjĀm sĀvĒjĀm nĀrĒjĀm a nĀrĒjĀm kĀrĀstĀdĀj vĀrĀm bĒvĀ, pĀcĀa mĀstĀdĀjĀm ģĒrĀrĀlĀm ģĒmĀm jĒkĀm bĒvĀ
zĀpĀcĀmĀrĀm



DOKUMENTACE SKUTEČNÉHO PROVEDENÍ 09/2024

ROZPOČETNÝ PRÍKLAD	STAVBA REKON			
		PROJEKTOVA KANCELÁRIA, IZETSKÁ 135, 353 01 VRAHOSKÉ LANE tel./fax: 034 632 516, 034 630 074, e-mail: unia@uniaslav.sk		
VEDÚCI PROJEKTANTA	PROJEKTANT	VERZIÁČNOSŤ		
ING. AČOŠ	ING. L. HODER	M. NOVÁK		
D. ŠPÁROVČEK				
INVESTOR	VÝHRAVNÝ INVEŠT. KAP. PRÍJMA			
INVESTOR ČÍSLO	VÝHRAVNÉ LANE			
MASARSKÉ LANE, ZVEVOVA ULICE, 944 667/40, 944 050NCE BRATISLAVA ŽUPA DOBROUŠE STAVBY				
D.1. VÁŠNÍ OBLAST	0.1.1. ARCHITEKTÓNICKO-STAVBNÝ REKON			
PŮDORYS 2.N.P				
0.3		D. PART		
FINANCI	FINANCI			
09/2024	09/2024			
1480	1480			
28/23	28/23			
0.3	0.3			