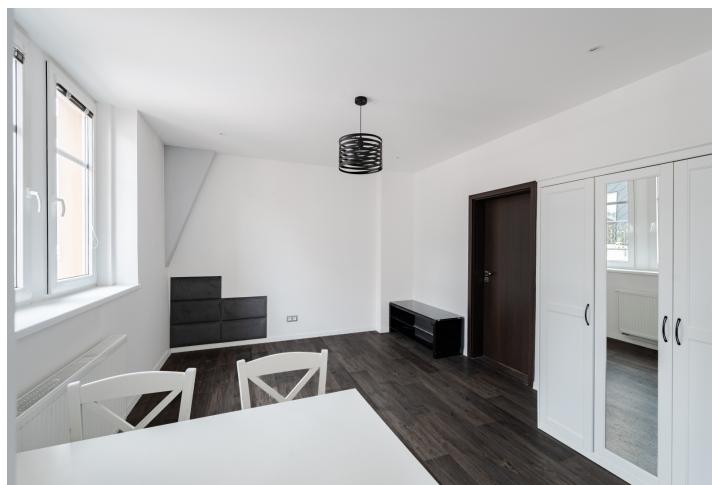




## Apartment One-bedroom (2+kk)

€ 141 742 | CZK 3 450 000

40 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, Sokolovská



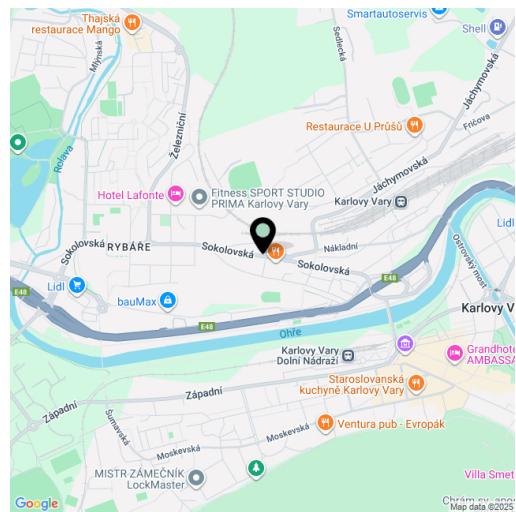


## Apartment One-bedroom (2+kk)

€ 141 742 | CZK 3 450 000

40 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, Sokolovská

Total area	40 m <sup>2</sup>
Parking	-
Cellar	21 m <sup>2</sup>
PENB	D
Reference number	111411



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This renovated apartment in a historic residential building with only seven units is located in the Rybáře district of Karlovy Vary—off the main tourist routes yet within easy reach of both the town center and surrounding nature.**

The apartment, located on the top floor (3rd floor), comprises a living room with a fully equipped kitchen, one bedroom, a bathroom with a shower and toilet, and an entrance hall.

The apartment has been completely renovated, featuring wood-effect vinyl floors and plastic windows. The purchase price includes all furnishings, including the **washer** and **dishwasher**. The apartment also comes with a **20 m<sup>2</sup> cellar**, which requires renovation. Heating is provided by a Junkers gas boiler. The common areas of the corner brick building were renovated in 2025 and the roof and façade were renovated in 2022; no elevator.

The district offers **full civic amenities**, with shops, restaurants, and schools nearby. A popular bike path runs just a short distance from the building along the Ohře River, providing access to the **Meandr leisure area** or the **Svatošské Skály natural monument**. Excellent transport connections are available via buses, and a train station is within easy reach. Surrounded by beautiful nature, Karlovy Vary is a charming regional town at the **foot of the Krušné Mountains**. Its strategic location allows for quick access to the German border, and the gradually completed D6 highway provides convenient connections to Prague.

Floor area 39.5 m<sup>2</sup>, cellar 20.7 m<sup>2</sup>.