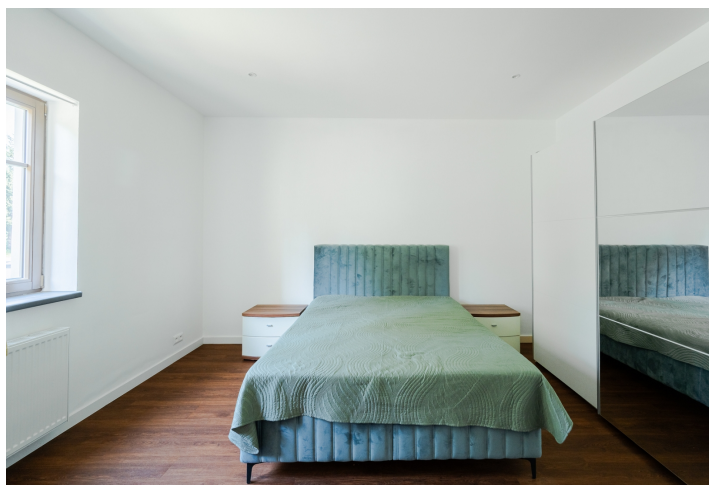




Hotel Eight-bedroom (9+1)

€ 817 584 | CZK 19 900 000

264 m², Karlovy Vary, Dalovice, Pod Strání





Hotel Eight-bedroom (9+1)

264 m², Karlovy Vary, Dalovice, Pod Strání

€ 817 584 | CZK 19 900 000

Total net leasable area of the building	264 m²
Cellar	52 m²
Total gross floor area of the building	339 m²
Foot print	173 m²
Garden	701 m²
Parking	6 parking spaces
PENB	G
Reference number	111623

This fully renovated building, currently approved and used as guest accommodation with 5 apartments, stands on a flat plot with a landscaped garden and parking spaces in a quiet part of Karlovy Vary – Dalovice, close to a castle park and the Ohře River.

The building comprises a basement, 2 above-ground floors, and a residential attic. On the **rentable area of approximately 265 m²**, there are **5 apartments** with the following layouts: 1 × mezzanine studio (1+kk), 3 × 1bdm, and 1 1bdm with a separate kitchen. The basement consists of a **large cellar space**, currently empty and ready for further use.

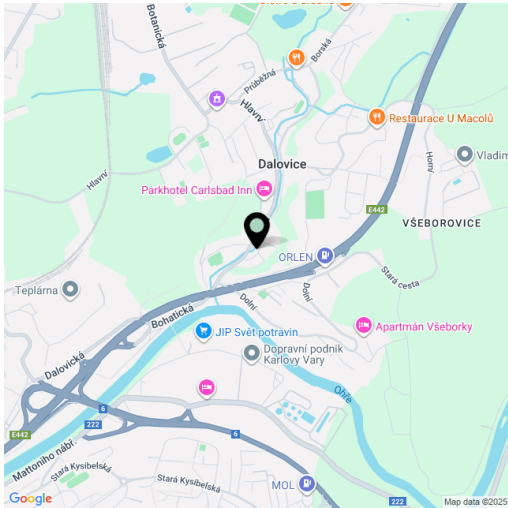
The building, featuring a **half-timbered gable**, has recently been **completely renovated**, including the replacement of windows with wood-colored PVC frames. All apartments have laminate floors, kitchen units equipped with Philco appliances, and gas boiler heating. Parking is available on **5 outdoor spaces** on the property and in a **garage** with a green roof, which could be converted into an additional apartment or a seating area. At the rear of the garden, near the main entrance, there is a **gazebo**. The landscaped garden is adorned with ornamental shrubs and trees.

The property is located on a quiet cul-de-sac lined with **greenery**, in a scenic spot between the Vitický Stream and Ohře River, surrounded by **forests**. The location also offers proximity to full amenities: a **tennis hall** is opposite the house, a landscaped **castle park** with a playground is nearby, and a **football field** and **skatepark** are also within reach. Connections to the center of Karlovy Vary are provided by buses from a nearby stop, and the D6 highway is easily accessible by car.

Property is approved for use as accommodation, with the applicable VAT regime and the possibility of VAT deduction.

Total area approx. 339 m² (of which garage 23 m² and cellar 51.84 m²), built-up area 173 m², garden 701 m², plot 874 m².

Currently, 4 of the apartments are rented out on a long-term leases.





2. NP



3	2 + KK	40,12 m²	Celkem 3+4	94,98 m²
4	2 + KK	40,56 m²		
5	1 + KK	56,68 m² (z toho 20,46 m² ve 2. NP)		

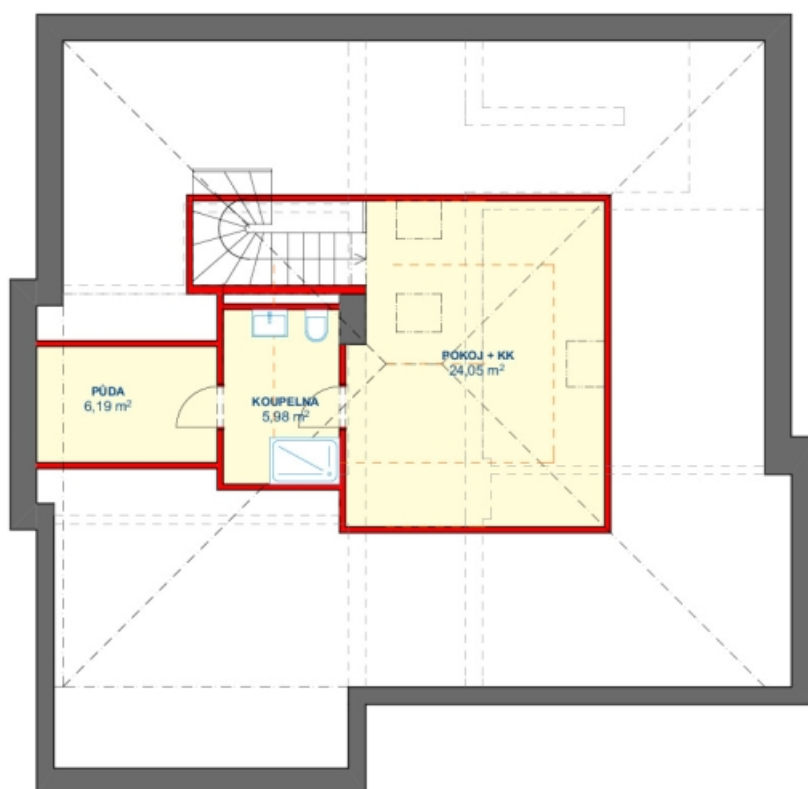
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st.p.č. 368/1

DALOVICE MORITZ



3. NP - podkroví



5

1 + KK

56,68 m² (z toho 36,22 m² ve 3. NP)

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st.p.č. 368/1

DALOVICE MORITZ



1. NP Přízemí



1	2 + KK	39,33 m²	Celkem 1+2	114,04 m²
			(bez terasy)	
2	2 + 1K	60,86 m²		

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st.p.č. 368/1

DALOVICE MORITZ



2. NP



3	2 + KK	40,12 m²	Celkem 3+4	94,98 m²
4	2 + KK	40,56 m²		
5	1 + KK	50,49 m² (z toho 20,46 m² ve 2. NP)		

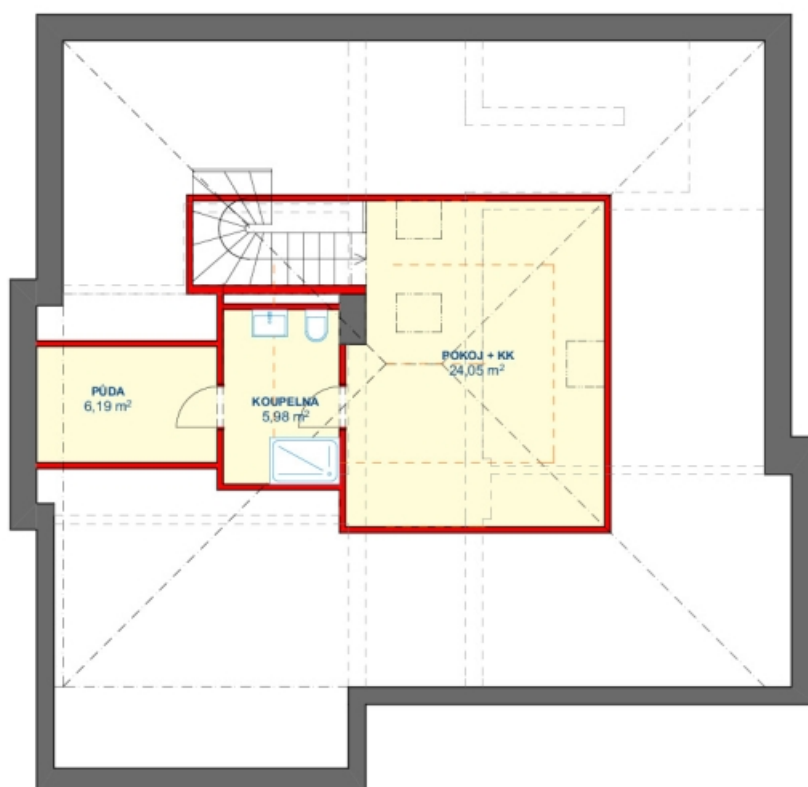
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st.p.č. 368/1

DALOVICE MORITZ



3. NP - podkroví

**5****1 + KK****50,49 m² (z toho 30,03 m² ve 3. NP)****220715****st.p.č. 368/1****DALOVICE MORITZ**