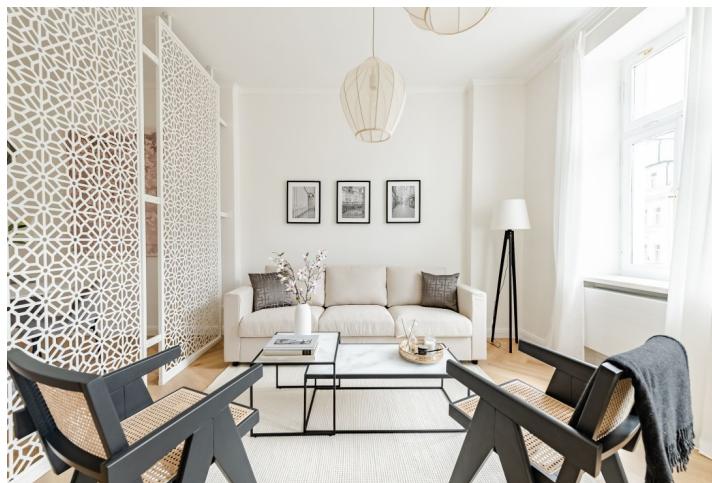




## Apartment Three-bedroom (4+1)

€ 521 364 | CZK 12 690 000

127 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, Vřídelní



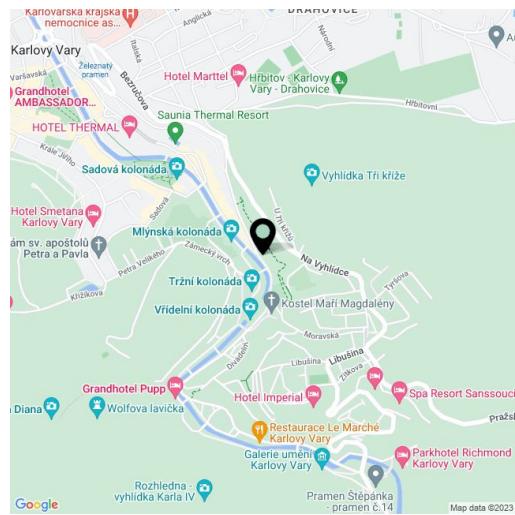


## Apartment Three-bedroom (4+1)

€ 521 364 | CZK 12 690 000

127 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, Vřídelní

Total area	127 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 864 CZK monthly
PENB	F
Reference number	43990



\* 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.

**This fully furnished and stylish apartment with an attic is part of the elegant Sachs apartment building from the mid-19th century. Right on the pedestrian zone of the royal city of Karlovy Vary, with its amazing architecture, spa atmosphere, plentiful cultural events, and beautiful surroundings.**

On the entrance level (3rd floor of the building), there is a living room with a dining area and a spacious kitchen (both rooms overlook **the promenade and the Teplá River**), a bathroom (walk-in shower, bathtub, and toilet), a bedroom with a **walk-in wardrobe**, and a children's room/study. Stairs lead from this room to the **attic** (4th floor of the building), which can be used as another bedroom/guest room; the attic can also be accessed via a separate entrance on the 4th floor.

The apartment was completely renovated in **2022**, and the harmonious interior is designed in a simple, functional and at the same time elegant **contemporary style**. An entire article in Home magazine was devoted to the unusually renovated apartment. Windows are **wooden** (new and refurbished), high-quality waterproof laminate and tile floors, **heated floor** in the bathroom. The kitchen was **made-to-measure** and has a **Bosch** hob and a **Whirlpool** dishwasher and combined refrigerator. The bedroom is decorated with **non-woven wallpaper**; the living room boasts a **decorative metal wall** and the entrance to the apartment a **heritage-protected stained glass window**. Heating is provided by a Protherm condensing boiler (from 2022). **No elevator**. Parking is possible in a parking garage 550 m from the building.

This attractive location between the **Teplá River and the Jean de Carro Gardens**, in the exhibition pedestrian zone of the spa center, is just a few steps from the **Vřídelní, Tržní, and Mlýnská** colonnades and a short distance from the largest and world-famous hot spring. There are many cafes, restaurants, and galleries in the immediate vicinity; the place is very safe and clean. Shops, offices, or a **theater** are also within easy reach. In addition to the well-known film festival, there is also, for example, a festival of light, folklore, or jazz. The city is surrounded by the **beautiful nature of Slavkovský les and the Podkrušnohoří** protected landscape areas. **Hiking and bike trails** lead through deep forests. The city is located approximately 110 km from Prague, but after the completion of the D6 highway the drive from the city will only take about 1 hour.

In the Declaration of the Owner, it's declared as a two-bedroom layout with an attic.

Floor area 127.3 m<sup>2</sup>.



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