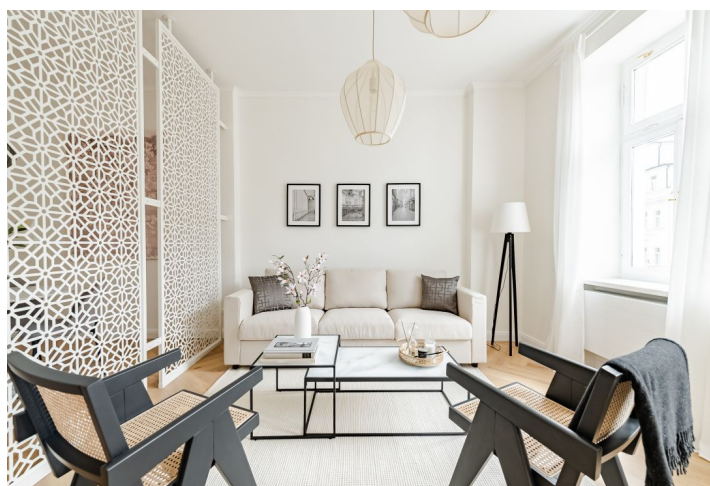




Apartment Three-bedroom (4+1)

€ 521 364 | CZK 12 690 000

127 m², Karlovy Vary, Karlovy Vary, Vřídelní





Apartment Three-bedroom (4+1)

€ 521 364 | CZK 12 690 000

127 m², Karlovy Vary, Karlovy Vary, Vřídelní

Total area	127 m²
Parking	-
Cellar	-
Service price	2 864 CZK monthly
PENB	F
Reference number	43990

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.

* 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 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 m².

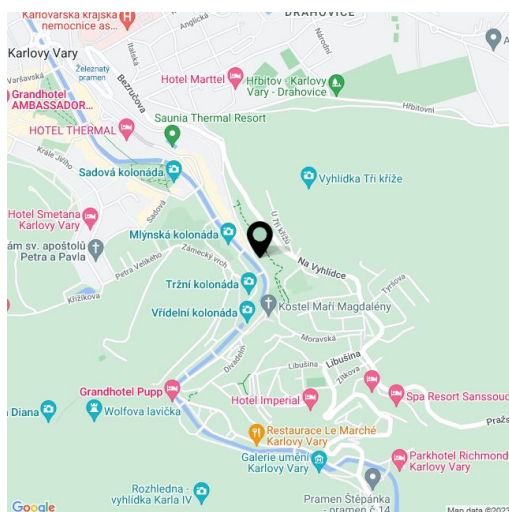


Apartment Three-bedroom (4+1)

€ 521 364 | CZK 12 690 000

127 m², Karlovy Vary, Karlovy Vary, Vřidební

Total area	127 m²
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.