



## Apartment building

€ 2 985 669 | CZK 75 000 000

644 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, Zámecký vrch





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Total gross floor area of the building	796 m <sup>2</sup>
Total net leasable area of the building	644 m <sup>2</sup>
Plot	193 m <sup>2</sup>
Foot print	193 m <sup>2</sup>
Parking	-
Balcony	57 m <sup>2</sup>
Cellar	Yes
Reference number	102285

This historic apartment building with wonderful views of the city and surrounding area is ideally suited, for example, to be turned into a guesthouse with a gallery. Located in a prestigious part of Karlovy Vary, in a heritage zone right on the Castle Colonnade, the building contains 12 reconstructed residential and 3 non-residential units that require the final surfaces to be completed.

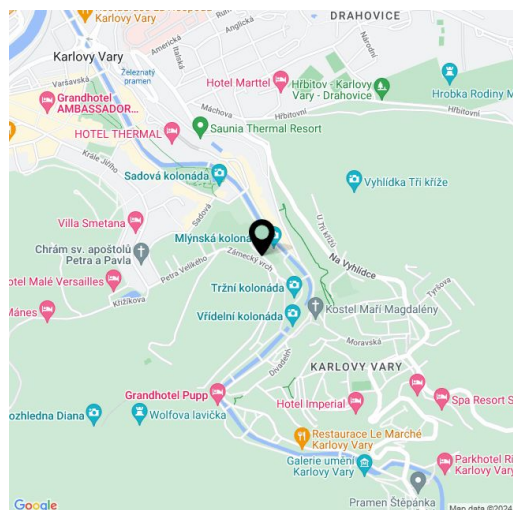
### Key investment criteria

- gross floor area of 795.8 sq. m.
- **net floor area of units 644.4 sq. m.** (residential units 472.2 sq. m., non-residential units 172.2 sq. m.)
- attractive location right in the center of the **most famous Czech spa**, not far from **Vřídlo**
- mostly smaller units
- all the apartments have balconies with postcard views
- main reconstruction of the building took place in 2018, then partial modifications (painting, etc.), apartments have not been occupied since the reconstruction

### Property description

- 2 connected buildings
- built in 1910 according to the designs of the architect of the Castle Colonnade Friedrich Ohmann
- original plan was for accommodation for spa guests
- apartment sizes from 27.7 sq. m. to 64.8 sq. m.
- 1st underground and ground floors - non-residential premises
- 1st floor - 3 residential units
- 2nd floor - 3 residential units
- 3rd floor - 4 residential units
- 4th floor + attic - 2 duplex apartments
- balconies total of 56.8 sq. m.
- heating by domestic gas boiler
- functional **wood-burning fireplace** on each floor
- units prior to completion of final surfaces
- preparation for air-conditioning in the attic
- security device with alarm
- built-up area of 193 sq. m., land 193 sq. m.
- common areas of 94.67 sq. m.

### Location







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A prestigious location between Lázeňská, Zámecký vrch, and Tržiště streets. From the Market Colonnade, convenient barrier-free access is possible by a **public elevator**, and access is also possible via a historic staircase. It is possible to drive up to the building (with limited parking). The city, located on the banks of the Ohře and Teplá rivers, offers, in addition to many cafes and restaurants, **an international airport, a golf course, or a race track**, and an annual world-famous **film festival**, but at the same time, **beautiful surrounding nature**, which starts just a few steps from the offered building. Karlovy Vary is connected to the capital city by bus, and the drive from Prague, which takes about 90 minutes, will speed up after the completion of the **D6 highway**.

