



## Apartment Two-bedroom (3+kk)

€ 433 055 | CZK 10 900 000

75 m<sup>2</sup>, Karlovy Vary, Karlovy Vary, Sadová





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Total area	79 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Yes
Cellar	Yes
Service price	1 800 CZK monthly
PENB	G
Reference number	104630

This completely renovated and furnished apartment with a southeast-facing balcony is located on the 1st floor of an Art Nouveau apartment building on a beautiful tree-lined street, in the center of the spa town of Karlovy Vary, yet in a quiet location.

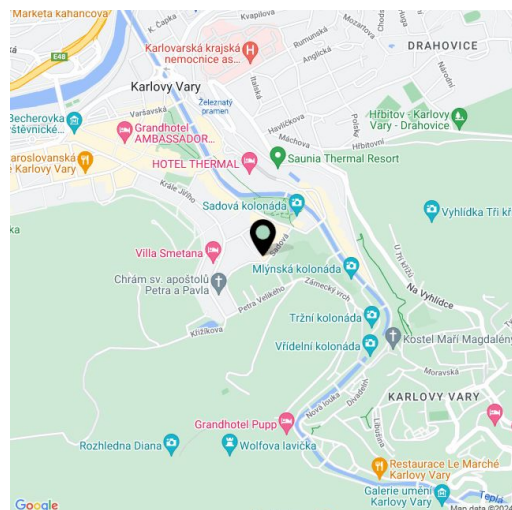
The area of the apartment consists of a living room with a kitchen and access to a sunny balcony, a master bedroom with a walk-in wardrobe, a second bedroom, a bathroom (with a toilet and a bathtub with a shower screen), an entrance hall, and a storage room. The windows of the living room and smaller bedroom are southeast-facing towards the street, and the view from the master bedroom is to the greenery behind the house. The living rooms have ceilings with a height of 3.9 m.

Facilities include wooden windows, high-quality floors in a wood decor, and heated tiles in the bathroom. The bespoke kitchen is fully fitted with built-in appliances including a washer and dryer. The apartment is heated by a new Protherm electric boiler with a smart thermostat. The apartment comes with a cellar. The apartment was completely renovated in 2023. The purchase price includes interior furnishings. The magnificent building with a front garden is very nicely maintained, in the common areas it has new wooden windows and well-preserved original paving. No elevator.

The advantages of the property include, above all, a prestigious location in Karlovy Vary's oldest residential district, Westend. The beautiful development is immediately followed by the vast Slavkovský Forest, which is a protected landscape area. Near the building is the Hotel Savoy Westend or Hotel Thermal (with parking), both with an indoor pool, sauna, and a range of spa treatments. There are several restaurants nearby and the Orthodox Church of St. Peter and Paul. A shopping center, a kindergarden, and a colonnade are within a short walking distance. Parking for residents is possible on the street in front of the building.

Floor area 75.4 m<sup>2</sup> (including basement 8.2 m<sup>2</sup>) balcony 3.2 m<sup>2</sup>.

In the owner's statement, the layout is one-bedroom with a separate kitchen.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.