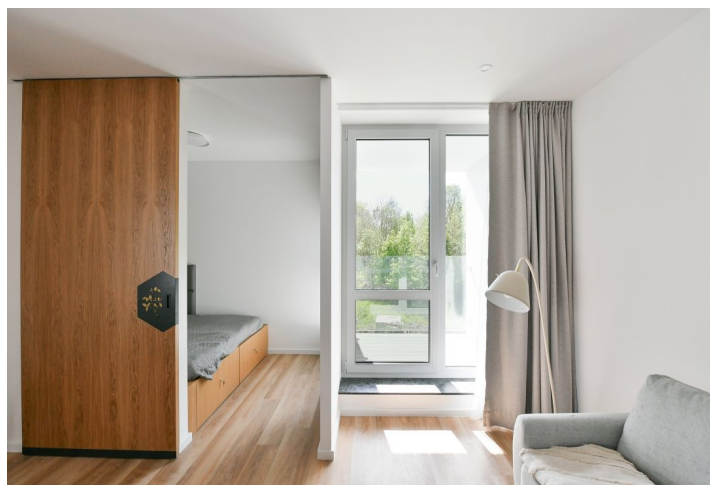




Apartment Two-bedroom (3+kk)

€ 302 145 | CZK 7 605 000

62.86 m², Karlovy Vary, Abertamy, Vítězná





Apartment Two-bedroom (3+kk)

€ 302 145 | CZK 7 605 000

62.86 m², Karlovy Vary, Abertamy, Vítězná

Total area	65 m ²
Floor area*	63 m ²
Loggia	2 m ²
Parking	Outdoor parking space
Cellar	-
PENB	B
Reference number	105406

This bright air-conditioned 2-bedroom apartment is part of the timeless Dům sedmnácti bylin apartment house located in the heart of the Krušné Mountains, in the village of Abertamy, only 14 km from Klínovec. The complex was designed with an emphasis on a clean, welcoming interior and rigorous consideration of all functional elements, allowing residents to leave their everyday worries behind and give their mind and body time to relax.

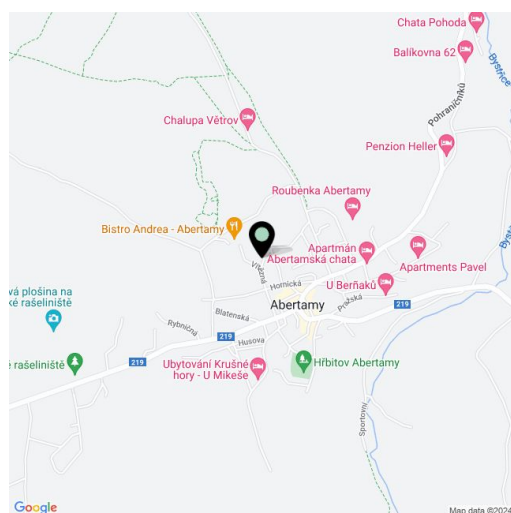
The 63 m² Heřmánek apartment is located on the 2nd floor and offers beautiful views of the surrounding nature. It consists of an open space living room with a preparation for a kitchen, from which you can enter both the loggia and a smaller built-in bedroom, as well as the master bedroom, a bathroom, and a foyer. The building offers a sauna relaxation room, a bike room including a bicycle charging station, a ski room, a storage locker (in the bike room and ski room), a bike wash and laundry room, a garden barbecue pit, and facility management services, including cleaning.

The apartment has a security entrance door and triple-glazed plastic windows. Facilities also include a master key system facilitating movement around the building, motion sensors connected to a LOXONE smart home system, an autonomous smoke detector, and a separate Wi-Fi router. The designer bathroom is equipped with quality sanitary ware. The air-conditioning unit located in the living room ensures thermal comfort in the summer, and underfloor heating provides the same in the winter. The complex has outdoor parking spaces, and the Schindler elevator makes it wheelchair accessible.

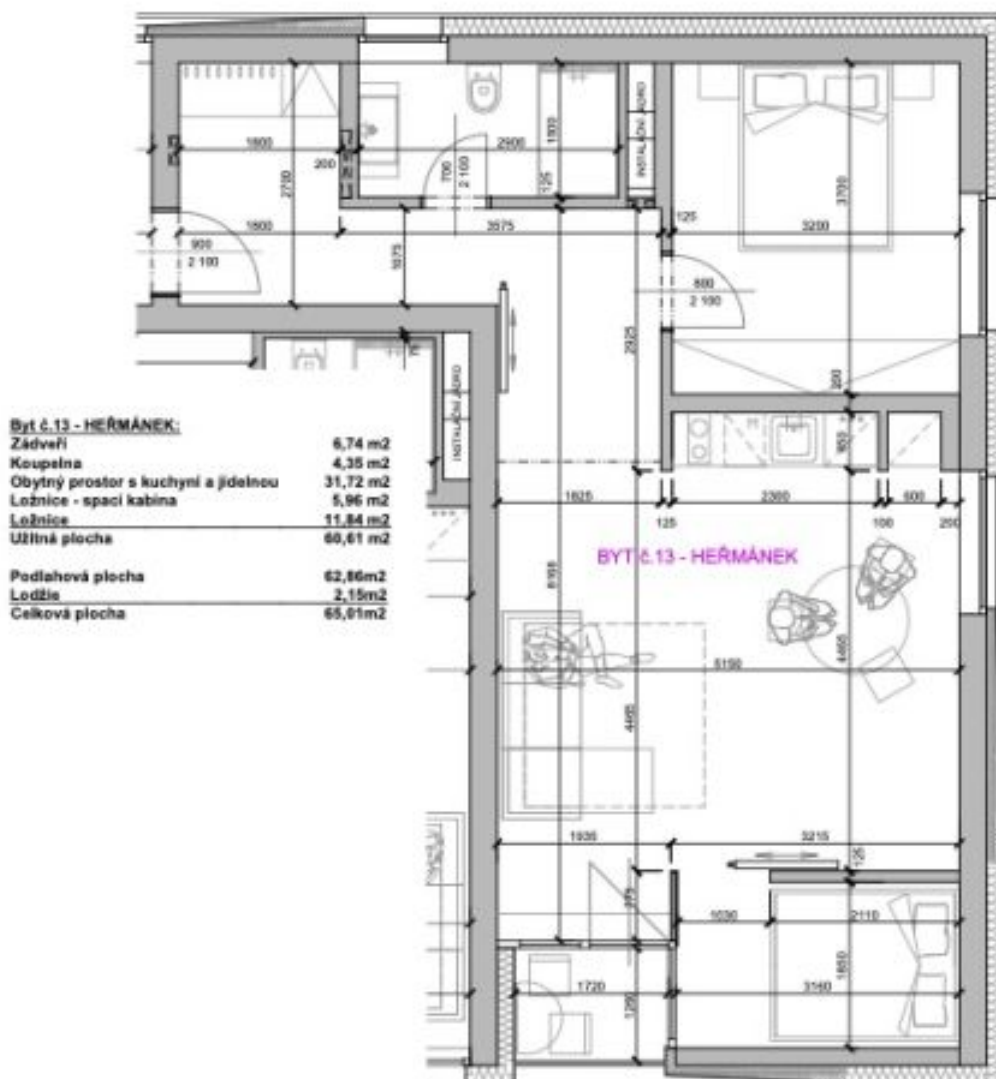
Abertamy is a picturesque mountain and recreation town in the Krušné Mountains. A perfect place for lovers of winter fun and long summer hikes through the surrounding beautiful landscape, but at the same time it also offers classic services such as local shops and restaurants. The drive from Prague takes approximately 2 hours, and from Karlovy Vary only 30 minutes.

The photo depicting facilities comes from a model apartment.

Floor area 62.86 m², loggia 2.15 m².



* 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.

**Apartment Two-bedroom (3+kk)****€ 302 145 | CZK 7 605 000**62.86 m², Karlovy Vary, Abertamy, Vítězná**ABERTAMSKÉ
PLÁNĚ****DŮM 17 BYLIN****DŮM
SEDMNÁCTI
BYLIN****DISPOZIČNÍ VÝKRES APARTMÁNŮ:****13 - HEŘMÁNEK****CELKOVÁ PLOCHA 65,01 m²**

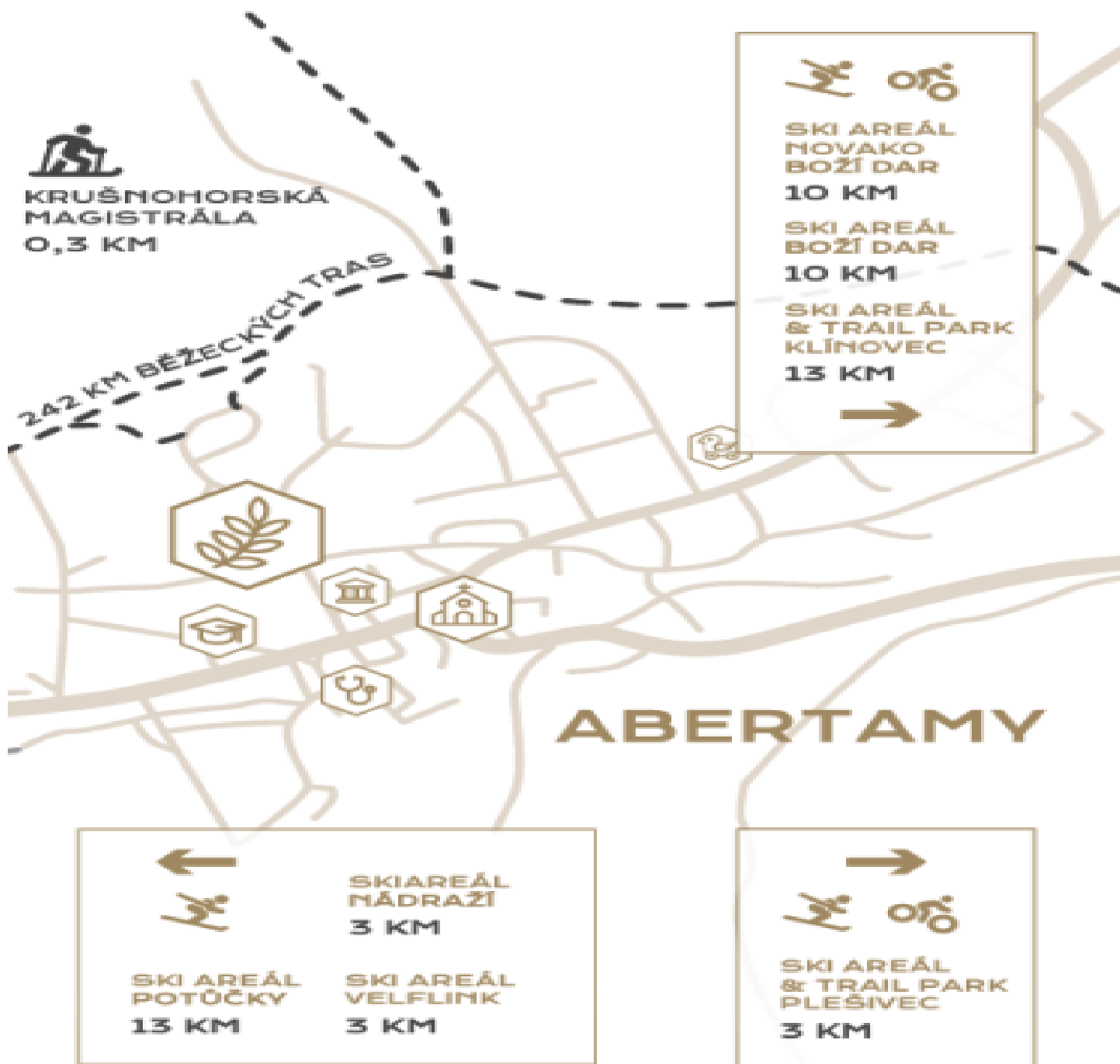
**POZNÁMKA: VYBAVENÍ BYTU NÁBYTKEM JE ZOBRAZENO INFORMATIVNĚ
KÓTOVÁNO VE VÝROBNÍCH ROZMĚRECH BEZ OMÍTEK**



Apartment Two-bedroom (3+kk)

€ 302 145 | CZK 7 605 000

62.86 m², Karlovy Vary, Abertamy, Vítězná



OBERWIESENTHAL (NĚMECKO)	→	11 KM
JÁCHYMOV	→	12 KM
KARLOVY VARY	→	23 KM
FRANTIŠKOVY LÁZNĚ	→	69 KM
MARIÁNSKÉ LÁZNĚ	→	76 KM
PLZEŇ	→	103 KM
PRAHA	→	149 KM