



## Hotel Four-bedroom (5+kk)

€ 742 823 | CZK 18 500 000

Karlovy Vary, Karlovy Vary, Pražská silnice





Cellar	-
Total gross floor area of the building	160 m²
Foot print	85 m²
Plot	347 m²
Parking	1 outdoor parking space
PENB	G
Reference number	108331



This detached three-story villa, currently operated as a **aparthotel**, is located in a quiet residential district of Karlovy Vary, right beneath a vast forest park. It offers scenic views of the greenery and the iconic Imperial Hotel. The interior, inspired by the Rococo style, gracefully blends historic elements with the elegance characteristic of local architecture. Guests have access to a sauna, a terrace surrounded by greenery, and on-site parking.

Key investment criteria

- total floor area approx. 160 m²
- plot size: 347 m²
- currently operated as a **aparthotel**
- complete building renovation between 2016–2018
- **terrace surrounded by greenery**
- 1 outdoor **parking space**
- excellent location in a quiet part of the most famous Czech spa town
- annual yield of over 1 million CZK
- rating **9.4 ("Fantastic")** on Booking.com

Property description

- detached building in very good condition
- 3 above-ground floors + attic storage space
  - ground floor: entrance hall, living room with a dining area and kitchen, access to the terrace, staff facilities, laundry room, toilet, and storage room
  - 1st floor: 2 bedrooms, 1 bathroom
  - 2nd floor: 2 bedrooms, bathroom with **sauna**, walk-in closet
- **Rococo-style interior**
- features: security entrance door, **wooden windows** and interior doors, wooden parquet floors, **underfloor heating**, security system connected to Safeguard service

Location

**Karlovy Vary** is the most visited spa town in the Czech Republic, famous not only for its healing springs and magnificent **colonnade** but also for its prestigious international film festival. In addition to the spa atmosphere, the city offers comprehensive amenities – the Varyáda shopping center, cinemas, theaters, schools of all levels, and a wide selection of restaurants, cafés, and bars. The city is not only a tourist hub but also home to traditional **glassmaking** and food industries. Iconic brands such as Moser, Becherovka, Karlovarské oplatky, and Mattoni mineral water are an integral part of its **rich history**.



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