



Apartment Two-bedroom (3+kk)

€ 442 101 | CZK 10 900 000

75 m², Karlovy Vary, Karlovy Vary, Sadová





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Total area	79 m²
Floor area*	75 m²
Balcony	3 m²
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.

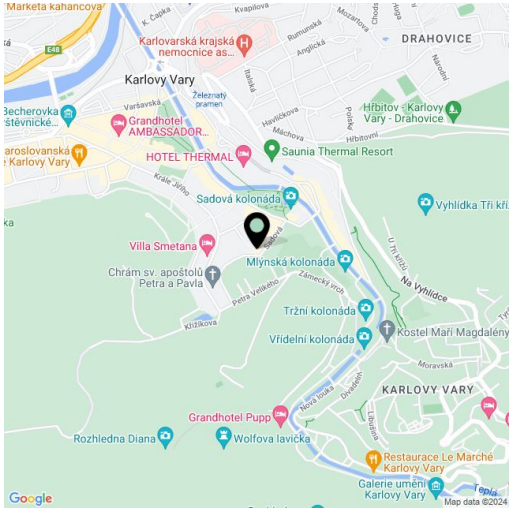
The area of the apartment consists of a living room with a kitchen and access to a **sunny balcony**, a master bedroom with a **walk-in wardrobe**, a second bedroom, a bathroom (with a toilet and a bathtub with a shower screen), an entrance hall, and a storage room. The windows of the living room and 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 m² (including basement 8.2 m²) balcony 3.2 m².

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.