



## Apartment Two-bedroom (3+kk)

€ 194 804 | CZK 4 799 000

66 m², Karlovy Vary, Karlovy Vary, Vřídelní





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Total area	66 m²
Parking	-
Cellar	-
PENB	G
Reference number	108175

This southwest-facing, fully furnished apartment with a view of the world-famous colonnade and the Teplá River is located on the 4th floor of the meticulously maintained historic Sachs House from the mid-19th century. The building stands in a pedestrian zone in the heart of Karlovy Vary, a city renowned for its unique spa atmosphere and stunning architecture.

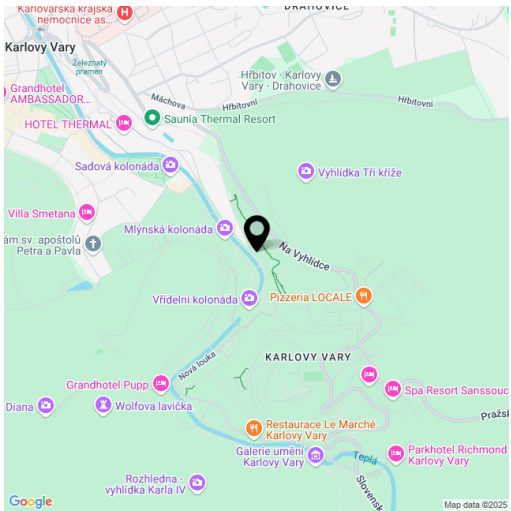
The apartment layout consists of a spacious living room with a kitchen, a bedroom, a children's room, a bathroom with a shower and toilet, a separate toilet, and a storage room. All rooms are accessible from a large entrance hall with **storage spaces**.

The ongoing modernization of the apartment included new installations (electricity, gas, and water) and the installation of plastic windows, new radiators, and **underfloor heating** in the bathroom and hallway. The floors are partially laminate and partially tiled. The new kitchen was custom-made. Heating and hot water are provided by a gas boiler from 2022. The building **does not have an elevator**. Parking is available in a parking garage 550 meters away.

This unique location above the Teplá River, just a few steps from the colonnade, the famous **Vřídlo thermal spring**, and Jean de Carro Park, offers a safe and well-maintained environment with a wide variety of cafés, restaurants, shops, and galleries. **Karlovy Vary** hosts the world-famous film festival, the Festival of Light, and various folklore and jazz events. The city is surrounded by the **stunning nature** of the Slavkovský Les Protected Landscape Area and Podkrušnohoří, with an extensive network of hiking and bike paths. The drive from Prague city center takes about 1.5 hours.

In the owner's declaration, the apartment is listed as a studio with a separate kitchen.

Floor area 66.2 m².



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