



Apartment One-bedroom (2+kk)

€ 292 030 | CZK 7 200 000

79.5 m², Cheb, Mariánské Lázně, Zeyerova





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Total area	123 m²
Floor area*	80 m²
Balcony	12 m²
Terrace	31 m²
Parking	Outdoor parking space
Cellar	3 m²
PENB	B
Reference number	108995

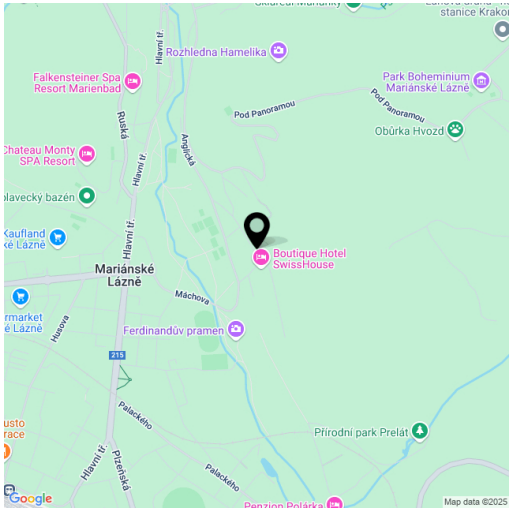
This air-conditioned apartment with a terrace and balcony is located on the ground floor of a recently completed residential building with an elevator. The residence is situated in a beautiful elevated area of Mariánské Lázně, right next to a forest and close to the main boulevard (Hlavní třída).

The layout of the apartment includes a spacious living room with a preparation for a kitchen and access to a **southwest-facing terrace**, a bedroom with a **northeast-facing balcony**, a bathroom (with a walk-in shower), a utility room (with a washing machine connection), and an entrance hall.

The residence was completed in 2024. Facilities include click vinyl floors, **wooden Euro-windows**, **air-conditioning**, frameless doors, a **video intercom** with remote entrance door control, heating via a Protherm electric boiler, hot water via a water heater, and pre-wiring for a smart home system. The building has an **elevator**, a security camera, and a **direct footbridge to the forest**. The purchase price includes one **outdoor parking space** and a **cellar**.

This very attractive location lies in the immediate vicinity of **tennis courts** and the **Ferdinand Spring**, close to restaurants and cafés, and about 5 minutes by car from a **golf club**. Also within easy reach is a shopping center, cinema, and swimming pool. Mariánské Lázně, listed as a **UNESCO World Heritage Site**, is surrounded by the **stunning nature of the Slavkovský Forest**, and the **Český les Protected Landscape Area** is also not far away.

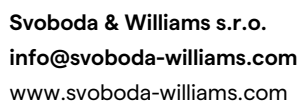
Floor area 79.5 m², terrace 31.88 m², balcony 12.1 m², cellar 3.01 m².



* 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.

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