



Apartment One-bedroom (2+kk)

€ 308 254 | CZK 7 600 000

79.6 m², Cheb, Mariánské Lázně, Zeyerova



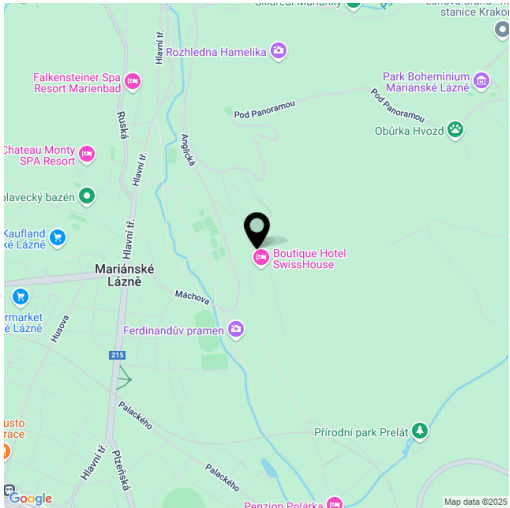


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Total area	97 m²
Floor area*	80 m²
Balcony	18 m²
Parking	Garage parking space with a EV charger
Garage	Yes
Cellar	3 m²
PENB	B
Reference number	108997



This apartment with a terrace and balcony is located on the 1st floor of a recently completed residential building with an elevator and a lovely view that, in good visibility, reaches as far as the Český les and the Šumava mountains. The residence stands 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 balcony**, a bedroom with a **northeast-facing balcony**, a bathroom (with a walk-in shower, sink, and toilet), 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**, complete pre-installation for **air-conditioning**, frameless doors, heating via a Protherm electric boiler, hot water provided by a water heater, a **video intercom** with remote door entry, and pre-wiring for a smart home system. The building is equipped with an **elevator**, a security camera, and a **direct footbridge to the forest**. The purchase price includes a **cellar** and a **garage parking space with an EV charger**.

This beautiful location is in the immediate vicinity of **tennis courts** and the **Ferdinand Spring**, close to restaurants and cafés, and about a 5-minute drive from a **golf club**. Also within easy reach are a shopping center, cinema, and **swimming pool**. Mariánské Lázně, a **UNESCO-listed spa town**, is surrounded by the **breathtaking nature of the Slavkovský Forest**, with the **Český les Protected Landscape Area** also not far away.

Floor area 79.6 m², balconies 10.21 m² and 7.63 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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