



Apartment One-bedroom (2+kk)

€ 332 590 | CZK 8 200 000

85.4 m², Cheb, Mariánské Lázně, Zeyerova





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Total area	105 m²
Floor area*	85 m²
Balcony	19 m²
Parking	Outdoor parking space
Cellar	3 m²
PENB	B
Reference number	108998

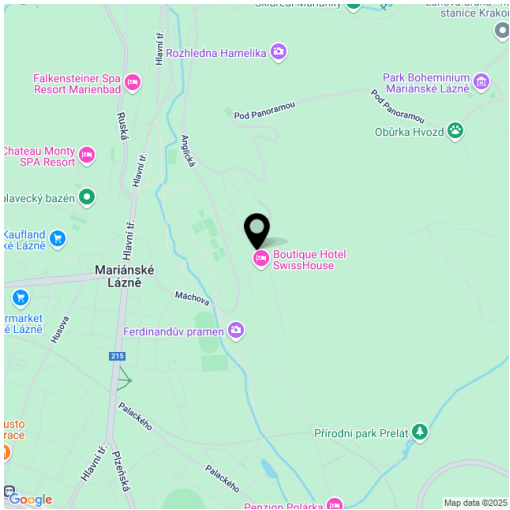
This apartment with two balconies is located on the 1st floor of a recently completed residential building with an elevator, offering beautiful views that, in good visibility, stretches as far as the Český les and Šumava mountains. The residence is situated in a stunning elevated area of Mariánské Lázně, right next to a forest and close to the main boulevard (Hlavní třída).

The layout of the apartment consists of 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 window, bathtub, shower screen, sink, and toilet), a separate WC, and an entrance hall.

The residence was completed in 2024. Facilities include click vinyl floors, wooden Euro-windows, full wiring for air-conditioning installation, 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 is equipped with an elevator, a security camera, and a direct footbridge to the forest. The purchase price includes one outdoor parking space and a cellar.

This highly attractive 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 the local 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 not far away.

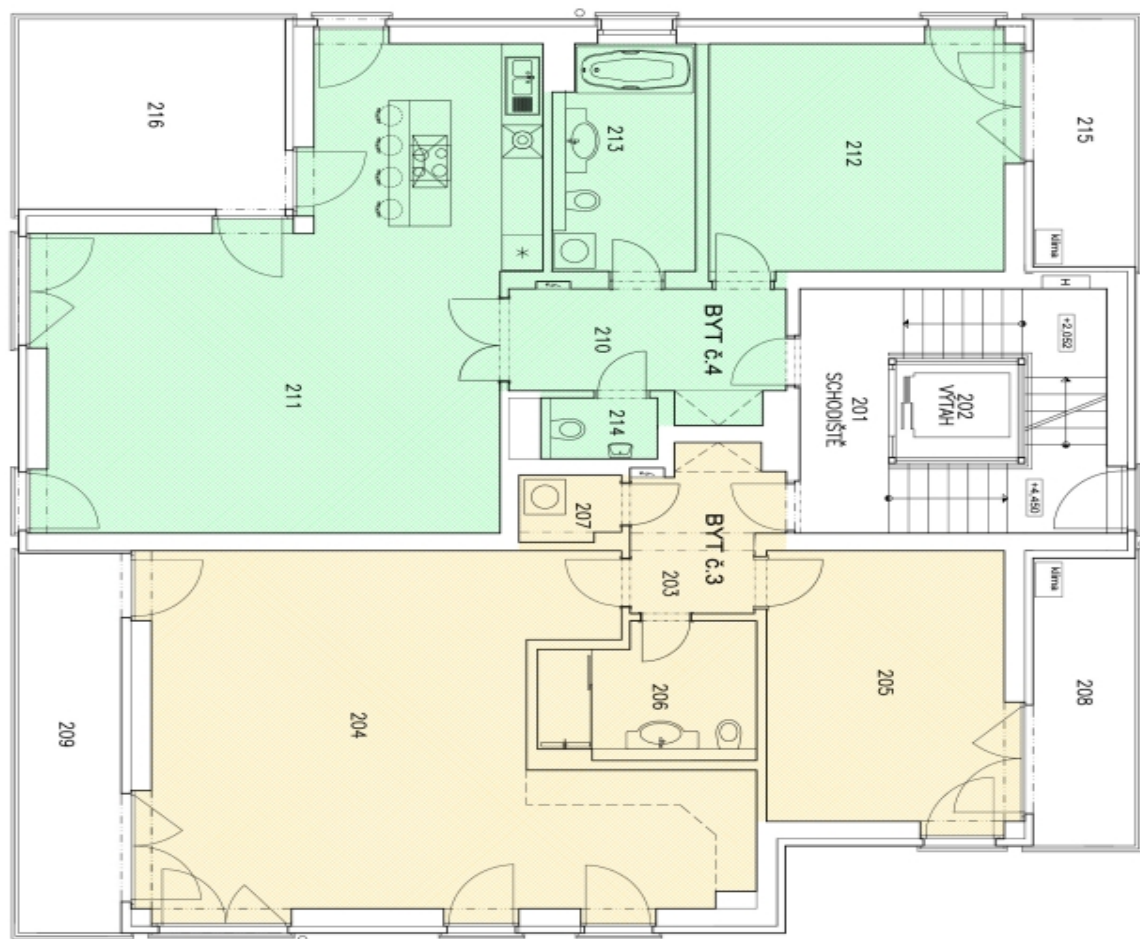
Floor area 85.4 m², balconies 12.79 m² and 6.6 m², cellar 3.01 m².



* 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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2. NADEZNÍ PODLAŽÍ - BYT č. 3		
	Číslo	Plocha [m ²]
BYT č. 3 UŽITNÁ PLOCHA 76,79 m ² +BALKONY 17,84 m ²	203	PREŠIN 5,50
	204	OBVY POKOJ+HK 45,60
	205	LOŽNICE 17,00
	206	KUCHYŇA 7,03
	207	TECHNICKÁ MÍSTN. 1,66
	208	BALKON 7,63
	209	BALKON 10,21

2. NÁDESNÍ PODLAŽÍ - BYT Č. 4		
	Číslo Účel místnosti	Plocha m ²
BYT Č. 4 ÚZTNÁ PLOCHA 82,80 m ² +BALKONY 19,38 m ²	210 PŘEDSÍN	7,82
	211 OBÝV. POKOJ+KK	47,07
	212 LOŽNICE	17,96
	213 KOUPELNA	8,07
	214 WC	1,78
	215 BALCON	6,60
	216 BALCON	12,79

BYT 2.4 85,38 m2

PODĀCHOVA PŮCHA DLE NÁŘEZENÍ VLÁDY Č. 349/2013 V AKTUÁLNÍM ZNĚNÍ 1.1.2014 VYRÁŽÍ 1
\$3 (celk. 1 a 96 celků)



DOKUMENTACE SKUTEČNÉHO PROVEDENÍ 09/2024

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