



Apartment building

Mariánské Lázně, Ruská

€ 1 173 614 | CZK 29 000 000





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| | |
|--|-----------------------|
| Total gross floor area of the building | 14 750 m ² |
| Plot | 4 382 m ² |
| Garden | 1 217 m ² |
| Parking | Yes |
| Cellar | - |
| Reference number | 103836 |

This historic house built in 1909-1910 in an eclectic style according to the designs of Ignatz König, with extensive building plots (3,935 sq. m.) allowing for further construction, offers the possibility of use as a residential project, hotel, or home for the elderly thanks to its location and high level of buildability. A valid building permit is currently available for the construction of an exclusive hotel with a gross floor area of 14,750 sq. m. The property is located in a lucrative place in the center of the spa town of Mariánské lázně.

Key investment criteria

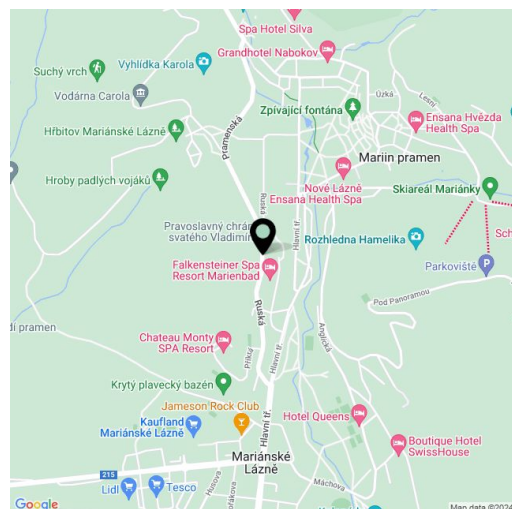
- high rate of construction
- the territory is intended for spas, public accommodation, and housing - apartment buildings, spas, complex of spa treatment rooms and buildings for public accommodation and catering are permissible here
- valid building permit for the reconstruction and extension of two buildings - 5* Spa & Wellness hotel, restaurant, approx. 3,300 sq. m. relaxation zone (sauna world, private spa, sports pool, relaxation pool, salt floating pool, pool bar, salt cave, 5 themed saunas, a separate section for Ayurvedic medicine and massages)
- total gross floor area after construction of the extension is **14,750 sq. m.**
- the project is for the construction of up to **120 rooms with 252 beds**
- the possibility of creating **64 garage spaces** with the eventual extension of a stacker with a total of **99 spaces**
- sale of a company (share deal)
- sole 100% owner of the company

Property description

- a building with 6 above-ground floors and 1 underground floor
- the current building is almost in its original form
- condition prior to reconstruction
- used as a hotel in the past, later as a school building
- total land area of 3,935 sq. m.
- the plots form a continuous unit

Location

The corner building has stood in the center of **Mariánské Lázně** since its heyday at the beginning of the 20th century. it's located in the monument zone and Slavkovský forest PLA. The building is **easily accessible** via Ruská and Pramenská streets, and there is a bus stop nearby. In the vicinity is a landscaped





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forest park suitable for strolls, and Hlavní Street is a 5-minute walk away.

